

6401 OLD SHELL RD

MOBILE, AL 36608

FOR SALE
& LEASE



LOCATION DESCRIPTION

Mobile is the third-largest city in Alabama and serves as a key economic and cultural hub for the Gulf Coast region. Located along the I-10 corridor, Mobile has a metropolitan statistical area (MSA) population of approximately 430,197. The city is home to the University of South Alabama, which enrolls over 14,000 students and contributes significantly to the local economy. The Old Shell Road corridor, where the site is located, is a well-established area with a mix of residential, retail, and institutional uses, and continues to benefit from steady growth and revitalization.



PROPERTY HIGHLIGHTS

- AVAILABLE: 0.67 AC pad site
- Excellent visibility at Intersection of Old Shell Road (23,052 VPD) and Hillcrest Road (16,822 VPD).
- Shares signal with the University of South Alabama's main entrance and convenient to on campus housing.
- Hard corner with multiple points of ingress/egress
- Ideal site for quick service restaurant, quick lube or coffee user



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 9,707 | 61,217 | 136,115 |
| DAYTIME POPULATION | 11,612 | 64,343 | 151,348 |
| HOUSEHOLDS | 3,773 | 26,393 | 58,142 |
| AVERAGE HH INCOME | \$59,285 | \$81,284 | \$83,473 |



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OLD SHELL ROAD

23,052 AADT



16,822 AADT

HILL CREST ROAD



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