



*RETAIL / OFFICE
FOR SALE*

*5710 KATHERINE HANKINS DR.
THEODORE, AL 36582*



PROPERTY INFORMATION

- **Address:** 5710 Katherine Hankins Dr.
Theodore, AL 36582
 - **Zoning:** County
 - **Market:** Southwest Mobile County
(Theodore, Irvington, Grand Bay)
 - **Bldgs. GLA:** +/- 1,800 SF
 - **Lot Size:** +- 54,327 SF / 1.25 acres
 - **Stories:** 1 – Story
 - **Year Built:** 1994
 - **Security System:** Yes
 - **Bldg. Cond:** Average
 - **Potential Uses:** Dentist/Doctor Office, Daycare/Early Education Learning, Veterinarian Clinic, Professional Office, Office with Laydown Yard, Single Family Residential
 - **Location Highlights:** Located in growing Theodore market. Directly adjacent to Hankins Middle School, 750' from Highway 90, and 1.5 Miles from I-10.
- Parking** +/- 8
Spaces:
- Foundation:** Brick Pier Foundation
- Walls:** Brick & Vinyl Siding
- Roof(s):** Asphalt Shingle (< 5 Years Old)
- No of Bldgs:** 1
- Fenced Yard:** Yes
- Daily Traffic Count:** 17,764 on Highway 90

\$198,450





SOUTHWEST MOBILE COUNTY MARKET OVERVIEW

- Southwest Mobile County Chamber of Commerce provides the best slogan to describe the Southwest Mobile County commercial real estate market with the words “Championing Innovation, Inspiring Progress”. There are a number of major companies that are relocating/expanding in the area that will continue to bring a substantial amount of revenue and jobs in the years to come.
- **SALP** The South Alabama Logistics Park is a 1300-acre master-planned logistics park expected to bring 5000 new jobs to the area by the end of the decade. Its strategic location offers immediate access to Interstate 10 and proximity to Interstate 65, facilitating efficient transportation routes in all directions.
 - **DC Safety**: A leading manufacturer and distributor of first aid and preparedness accessories for the automotive industry, DC Safety relocated its headquarters from Long Island, New York, to SALP. This move brought 51 new jobs and a \$33.5 million investment to the area.
 - **Averitt Express**: A provider of freight transportation and supply chain management solutions, Averitt Express expanded its existing Mobile operations by relocating to SALP. This expansion created 32 new jobs, retained 47 existing positions, and represented a \$23 million capital investment.
 - **Simpson Strong-Tie**: One of the world's largest manufacturers of structural construction products, including steel connectors, fasteners, and anchors, Simpson Strong-Tie established a warehousing and distribution facility at SALP, investing \$7.5 million and creating 16 jobs.
 - **VEYER**: A third-party logistics provider and subsidiary of Office Depot, VEYER set up operations at SALP, bringing 18 jobs and making a \$9.8 million investment.
- **Chart Industries**— This Georgia-based company, which manufactures cryogenic containers for defense and space industries, has significantly expanded its operations in Theodore. They have Invested nearly \$74 million in a second site that has created 59 new full-time jobs.
- **Peak North America USA**— This Massachusetts based company focuses on serving sawmills, pellet plants, and Oriented Strand Board producers. They have invested \$24 million to open a new facility creating 175 jobs over the next four years.
- **Port of Mobile**— Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project**— Planned to begin next year and costing an estimated \$3.5 billion.

SITE LAYOUT





CONTACT INFORMATION



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