

REO OFFICE / WAREHOUSE FOR SALE

±17,985 SF on ±1.26 AC | 602 Azalea Road | Mobile, Alabama 36609



- Large ±17,985 SF office / warehouse building for sale on Azalea Road
- Building has ±8,062 SF office / showroom space and ±9,923 SF warehouse space
- For Sale: \$969,000
- Two parcels consisting of ±54,801 SF / ±1.26 acres with ±240' frontage on Azalea Road
- Parcel A is zoned B3 - Community Business
- Parcel B is zoned B2 - Neighborhood Business
- Bank-owned special asset property

This is an ±17,985 SF office warehouse that is suitable for any office, retail or warehouse uses. The ±8,062 SF retail has four storefronts and could be easily split with each space having their own restrooms and access. The ±9,923 SF warehouse has two 12' ground level roll up doors, and has eave heights of 14' and a center height of 20'. Combined, both lots have ±240' of frontage along a portion of Azalea Road that sees 12,540 vehicles per day as of 2023.

Property is subject to Alabama Right of Redemption; Ala. Code § 6-5-248(a).

**VALLAS
REALTY, INC.**

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Robert H. Cook, CCIM | 2600 Dauphin Street, Mobile, AL 36606 | 251.344.1444 • 251.367.2970 | robert@vallasrealty.com



SUMMARY INFORMATION

Address: 602 Azalea Road
Mobile, Alabama 36609

Building Size: ±17,985 SF Total
±8,062 SF Office
±9,923 SF Warehouse

Year Built: 1987

Lot Size: ±54,801 SF / 1.26 AC
Parcel A: ±36,648 SF
Parcel B: ±18,156 SF

Zoning: Parcel A: B3, Community Business
Parcel B: B2, Neighborhood Bus.

Sale Price: \$969,000

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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Additional Interior Photos



Street View of Property



View of Roll-Up Doors



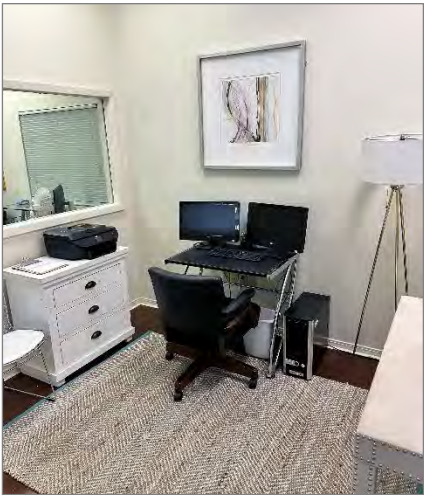
Interior of Retail Area



Interior of Retail Area



Interior Office

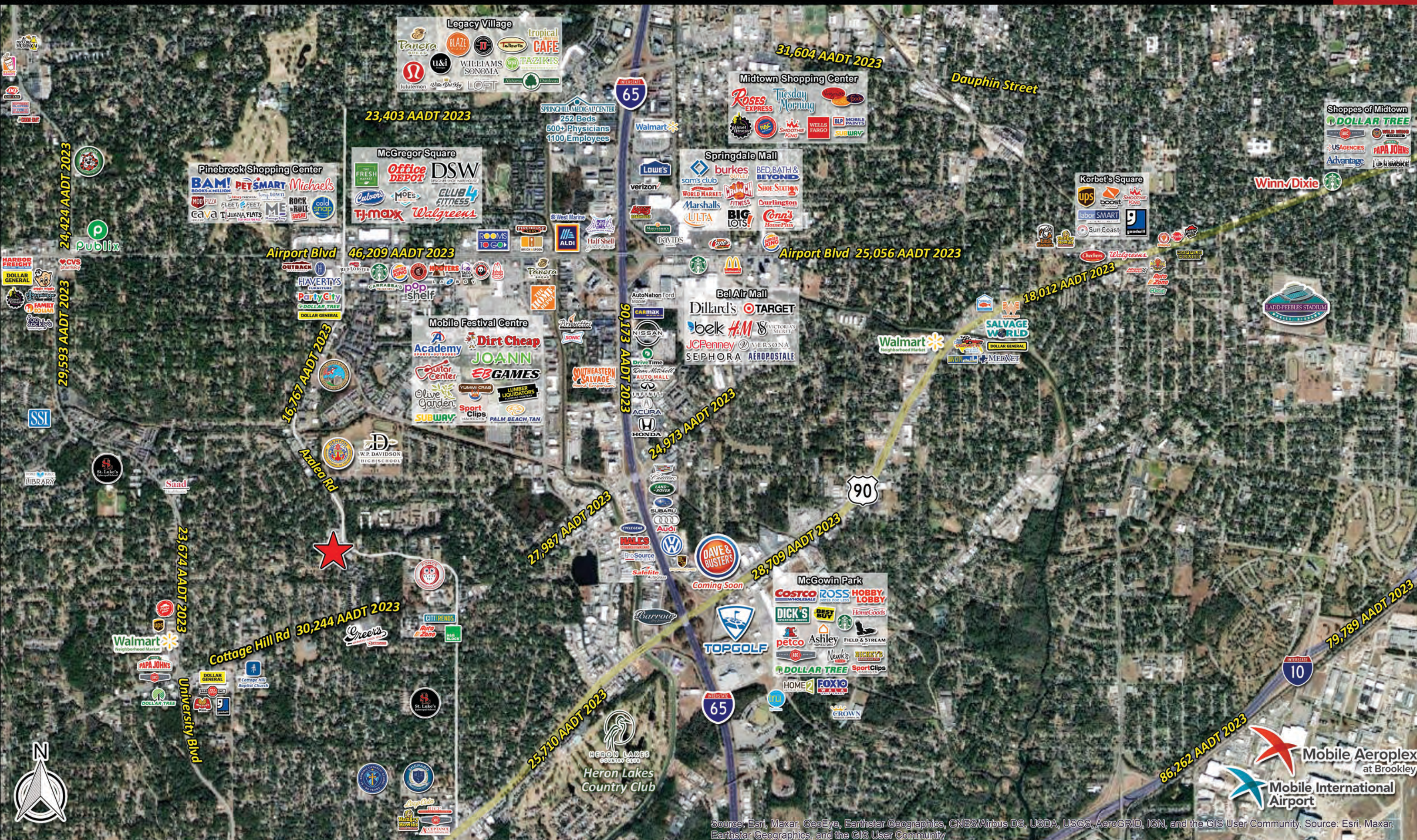


Interior Office



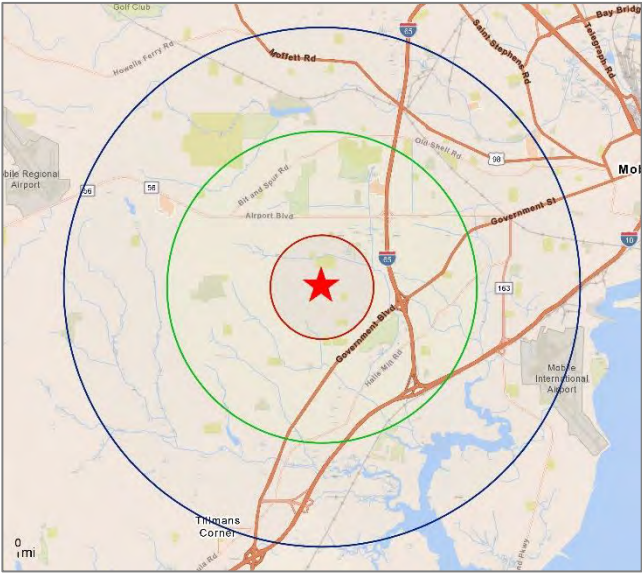
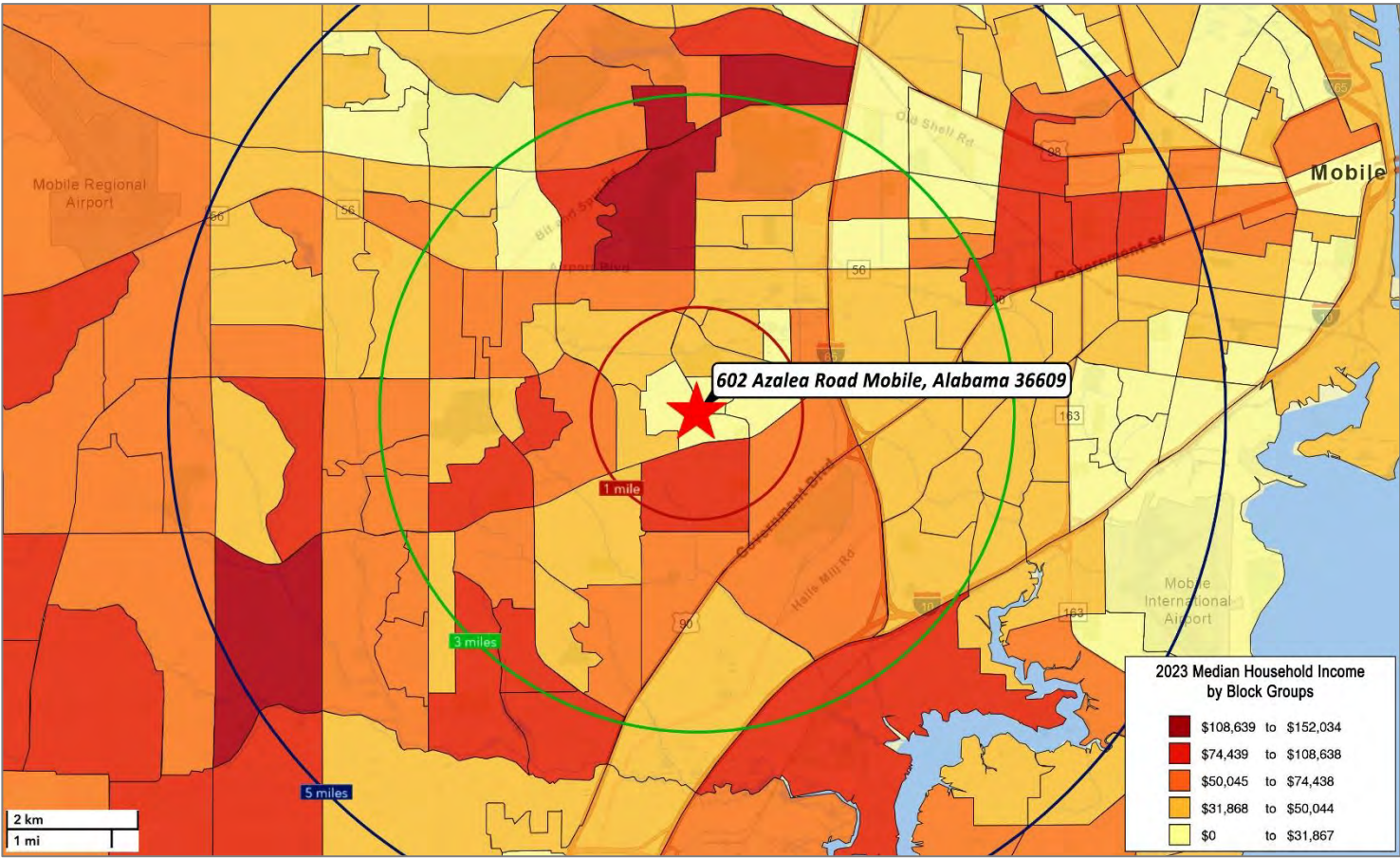
Interior Warehouse

OFFICE / WAREHOUSE FOR SALE | 602 AZALEA ROAD | MOBILE, ALABAMA 36609



Average Household Income Heat Map, Location Map and Demographics

OFFICE / WAREHOUSE FOR SALE | 602 AZALEA ROAD | MOBILE, ALABAMA 36609



| 2023 Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Population | 11,360 | 68,093 | 157,263 |
| Median Age | 34.0 | 38.3 | 38.3 |
| Largest Median Age Group | 25-34 | 25-34 | 25-34 |
| Daytime Population | 11,926 | 87,658 | 185,895 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 4,923 | 29,352 | 65,973 |
| Average Household Size | 2.31 | 2.28 | 2.32 |
| Average Household Income | \$62,826 | \$76,126 | \$76,259 |

| Housing & Value | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| Owner Occupied Houses | 36.5% | 45.5% | 47.3% |
| Renter Occupied Houses | 52.9% | 45.3% | 47.3% |
| Average House Value | \$234,201 | \$248,646 | \$236,111 |

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