



**FOR SALE**  
 3725 Airport Boulevard  
 Mobile, AL

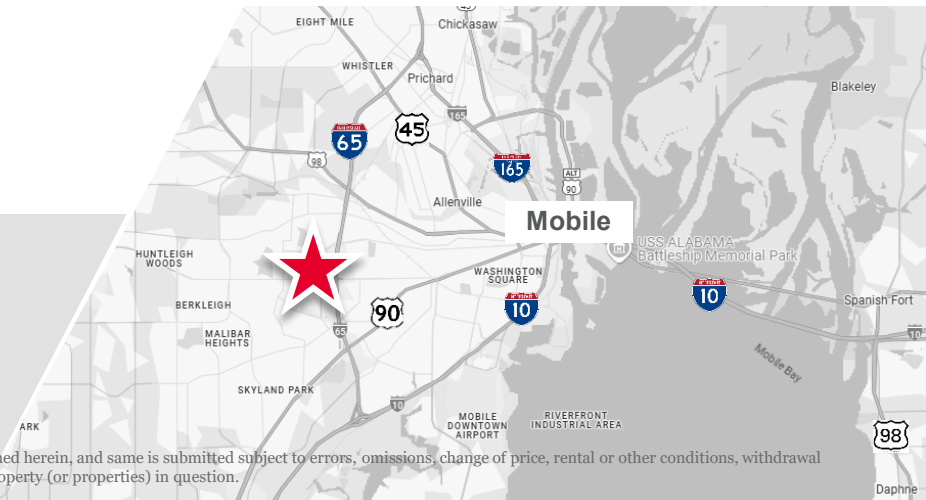


**42,399 SF Retail / Office Space**  
 Sale Price: **\$3,500,000 (9% Cap)**

For more information, please contact:

**WIRTH DOSS**  
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# PROPERTY DETAILS



**42,399 SF**  
BUILDING SIZE



**RETAIL**  
OR OFFICE SPACE



**SALE PRICE**  
\$3,500,000 (9% CAP)



**LOCATION**  
MOBILE FESTIVAL CENTRE



**ON-SITE PARKING**  
5.4/1,000 SF PARKING RATIO



**CURRENT TENANT**  
FULLY LEASED TO CPSI, EXPIRING 9/30/2027  
& PARTIALLY SUBLEASED TO SAFETY PLUS



**BUILDING FEATURES**  
TWO DOCKS / ROOF REPLACED IN PAST  
FIVE YEARS / EASY ACCESS FROM MONTIMAR DRIVE



**TRANSPORTATION**  
EASY ACCESS TO I-65 / 15 MINUTES  
FROM THE AIRPORT (see next page for area amenities)



# AREA AMENITIES



# DEMOGRAPHICS

5-mile radius



Daytime Population  
192,018



Median Age  
37.4



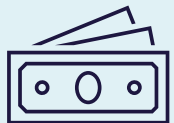
Total Businesses  
7,339



Diversity Index  
60.1



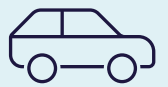
Median Disposable Income  
\$42,382



Median Household Income  
\$51,768



Restaurants  
381



VPD\*  
~50,000

Esri (2024)

## Business Summary

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Retail Trade Summary	1,492	20.3%	21,304	21.8%
Home Improvement	65	0.9%	1,359	1.4%
General Merchandise Stores	71	1.0%	2,350	2.4%
Food Stores	156	2.1%	2,550	2.6%
Auto Dealers & Gas Stations	220	3.0%	3,040	3.1%
Apparel & Accessory Stores	122	1.7%	906	0.9%
Furniture & Home Furnishings	94	1.3%	886	0.9%
Eating & Drinking Places	418	5.7%	7,117	7.3%
Miscellaneous Retail	347	4.7%	3,095	3.2%

\*Airport Blvd