



## Big Box Redevelopment | Mobile AL

4001 Governemnt Blvd, Mobile AL

For Sale | \$3,000,000 | +-43,376 SF

**HERRINGTON**  
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## Investment Sales Contacts

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# PROPERTY OVERVIEW

- Pricing: \$3,000,000
- Building Size: +-43,376 SF
- Land Size: +- 3.76 Acres
- Located Just Off Highway 90
- Just West of Costco and I-65.
- Brand new roof on larger box

Herrington Realty is pleased to present an exclusive opportunity to purchase a re-development opportunity in Mobile, AL. The 'property' is centrally located in the heart of Mobile just West of I-65 with frontage on Hwy 90. Surrounded by residential and commercial retailers, specifically McGowin Park is just to the East which includes tenants such as Costco, Top Golf, Dicks', Best Buy & more. There is also a new Dave & Busters that just opened down the street.

Call for more information on what opportunities could be available.





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## Property Photos





## Property Photos





# Government Blvd

## DEMOGRAPHIC SUMMARY

3851 Government Blvd, Mobile, Alabama, 36693 2  
Ring of 5 miles

### KEY FACTS

148,907

Population



61,487

Households

37.8

Median Age

\$35,012

Median Disposable Income

### EDUCATION

9%

No High School Diploma



27%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Prof Degree

### INCOME



\$42,353

Median Household Income



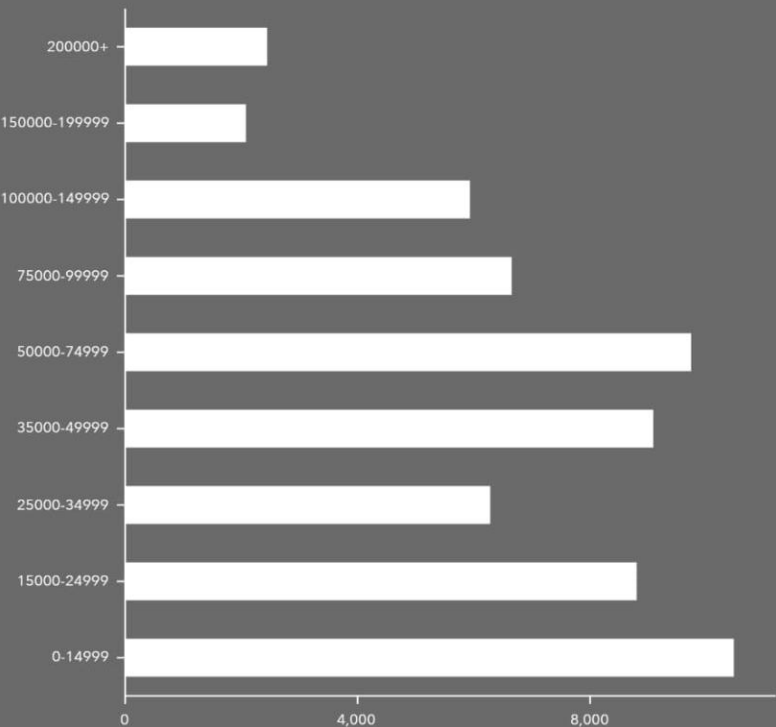
\$26,564

Per Capita Income

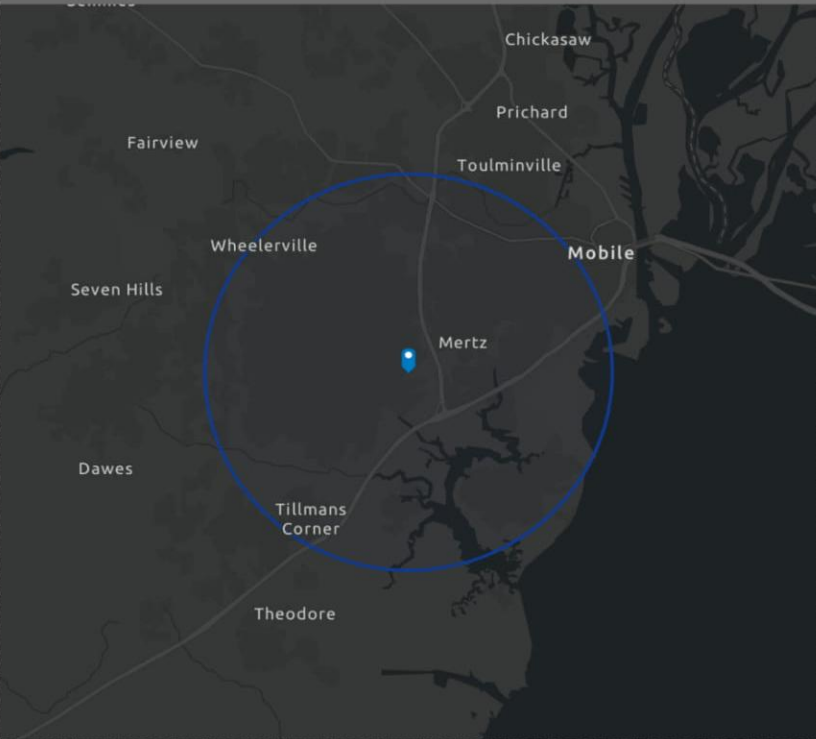


\$23,087

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



68%

White Collar



19%

Blue Collar



13%

Services

13.4%

Unemployment Rate



The City of Mobile, Alabama has long been considered the cultural center of the Gulf Coast. A city where a melting pot of people, flavors and cultures are joined as one to continue the vibrant 300-year traditions that have formed in this city. Mobile has several museums, a symphony orchestra, professional opera, professional ballet company and a large concentration of historic architecture. Mobile is known for having the oldest organized Mardi Gras celebration in the United States which has become a staple for the city and its annual celebrations.

Mobile MSA has a reported population of over 412,992 residents, making it the third-largest metropolitan in the state of Alabama. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay and the North-Central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans, down to its current role as the 12<sup>th</sup>-largest port in the United States. The State of Alabama and the U.S. Army Corps of Engineers entered into a project partnership agreement recently that will deepen and widen the Port of Mobile. The signing of the Mobile Harbor Project, as its being called, is yet another milestone in the process of deepening and widening the Port of Mobile. The completion of this historic project will transform Alabama, expanding economic opportunities throughout the state and the region. Further, the modernization of Alabama's primary port will increase the United States' competitiveness in the global market. Additionally, this past year, the Port Authority completed its \$50 million Phase 3 expansion that added 20 acres of container handling yard and extended the dock to allow simultaneous berth of two Post-Panamax sized ships. These projects show a commitment from the state and federal governments to growing and increasing Mobile's presence in the economy moving forward.

