

## FOR SALE OR LEASE

### PROPERTY OVERVIEW

Stirling Properties is proud to present a great business opportunity exclusively to the market – 4320 Downtowner Loop S. This single-story office building, constructed in 2002, is situated on a lot measuring 180' x 230'. It offers ample parking and a tranquil campus-style ambiance, the structure combines practicality with aesthetic appeal.

The building is a pre-engineered metal structure, with a brick façade that wraps around the front and side, situated on a concrete slab with a metal roof. The entrance, styled in a portico fashion, offers two access points. Sunlit offices, framed by ample windows, bathe the interior in natural light, creating an inviting and productive atmosphere.

Measuring 137' x 50' and totaling 6,850 sq ft, the building currently functions as a combined space with a convenient front access point. Originally designed as two separate spaces, the structure offers the flexibility to effortlessly reinstate the dividing wall. With two electric meters, separated mechanical systems for each side, separate restrooms, exits, and break areas, this setup provides an ideal scenario for an owner or investor looking to occupy part of the building while leasing the other or create two leasable spaces.

The interior layout is comprised of numerous offices, bullpen areas, a central reception zone, and a generous employee break area. If partitioned, the spaces would approximate 2,300 sq ft and 4,550 sq ft, each complete with restrooms, managerial offices, bullpen spaces, and dedicated break areas. Further enhancing the property are well-maintained concrete walkways and asphalt parking, lending to a professional work environment.

Owner Financing Available.

### AVAILABLE

- 6,850 ± SF

### PRICING

- Lease: \$12.00 PSF NNN
- Sale: \$535,000

### AREA BUSINESSES

- Academy Sports+Outdoors
- Sam's Club
- PetSmart
- World Market
- Half Shell
- Olive Garden
- Target
- The Home Depot
- The Fresh Market
- Crunch



# DOWNTOWNER LOOP OFFICE SPACE

4320 Downtowner Loop S, Mobile, AL

SUMMARY

AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



**51,861  
(ADT 2023)**

**95,919  
(ADT 2023)**

**Michaels** **BAM!** **PETSMART**  
**TJ MAXX** **FLEET FEET** **CAVA**  
**MOD PIZZA** **EUROPEAN CENTER** **Great Clips**

**TJ-maxx** **MOE'S**  
**DSW** **Office DEPOT** **OfficeMax**  
**THE FRESH MARKET**

**Marshalls** **sam's club**  
**WORLD MARKET** **Burlington**  
**five BELOW** **bealls**  
**LEGGY ROADHOUSE** **ULTA** **BIG LOTS!**  
**DAVID'S BRIDAL** **Piccadilly**

**McDonald's** **Starbucks** **target** **Chick-fil-A**  
**HIBBETT** **GNC** **belk**  
**JCPenney** **Dillard's** **H&M**  
**DOLLAR TREE** **AMERICAN EAGLE**  
**VICTORIA'S SECRET**

SUMMARY

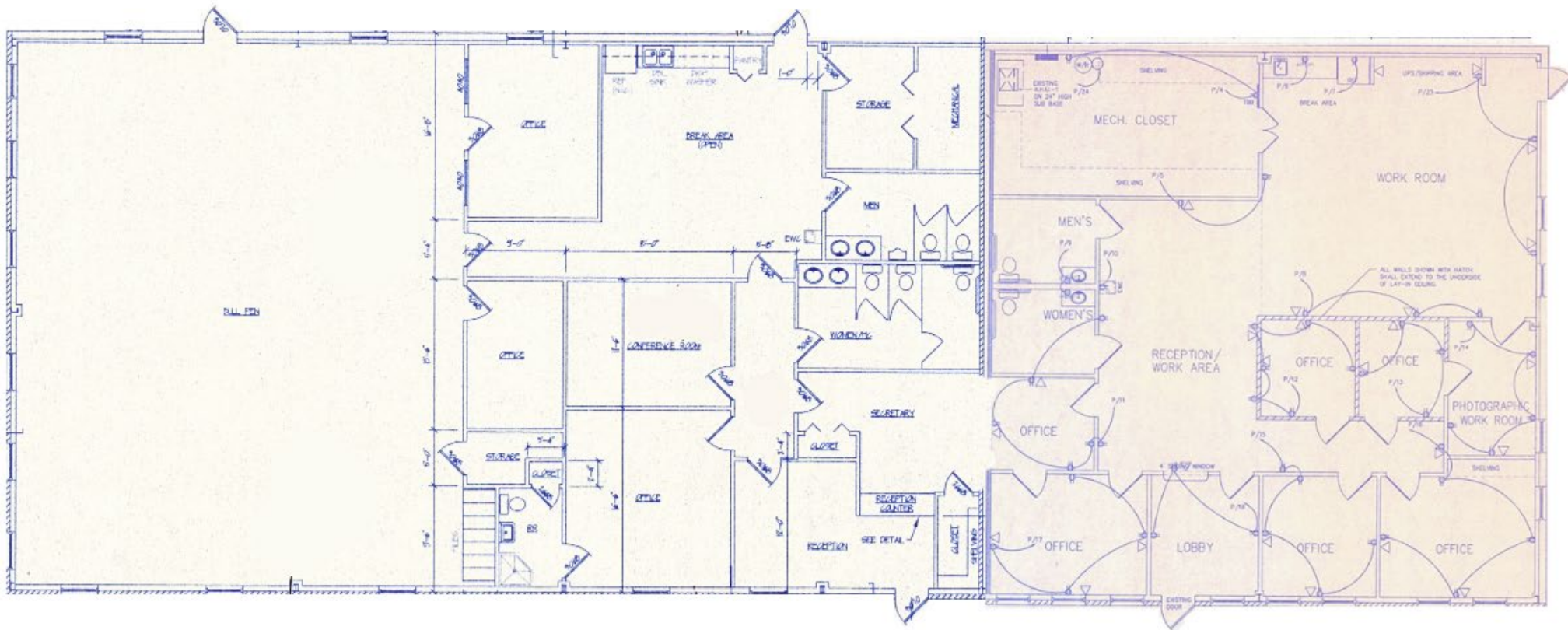
AERIAL

FLOOR PLAN

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SUMMARY

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SIGNAGE AT STREET



SPACIOUS BREAK ROOM



RECEPTION AREA



OPEN SPACE



MULTI-STALL RESTROOMS

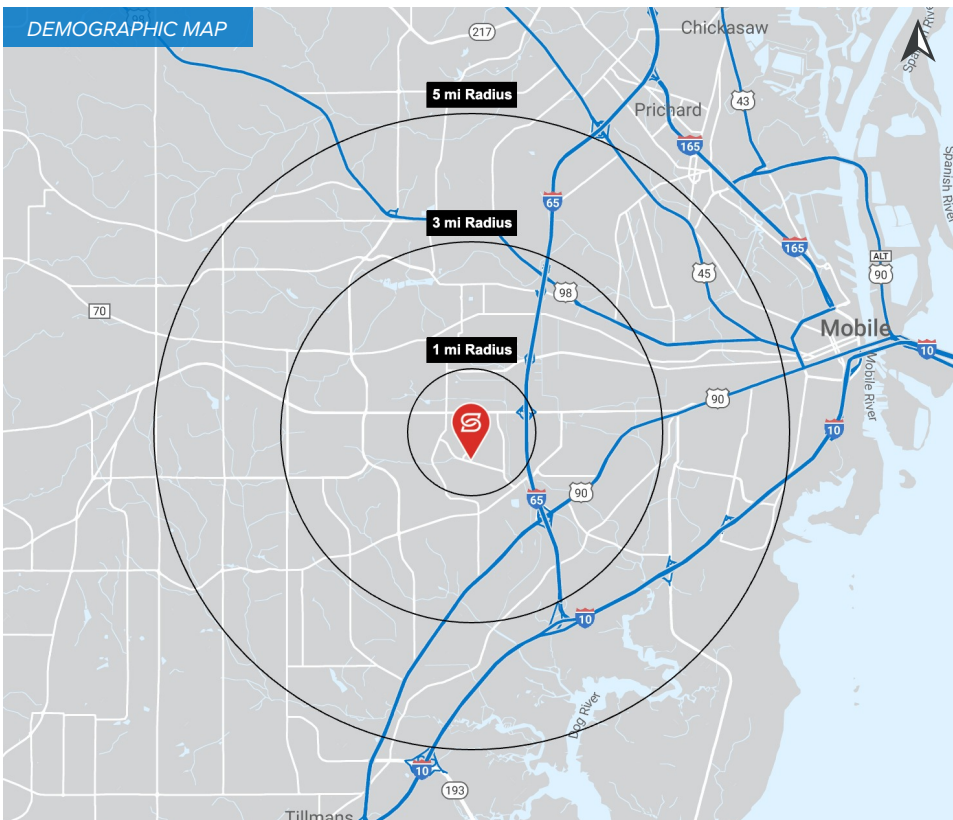
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## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	12,014	68,697	170,208						
AVG. HH INCOME				\$67,724	\$87,181	\$81,295			
HOUSEHOLDS							5,809	30,268	72,582