

## FOR SALE

### PROPERTY SUMMARY

1.52 acres of land located in the thriving Schillinger Rd. & Cottage Hill Rd. corridors. This site would be suitable for numerous retail, office, office warehouse or flex space users. QSR, Full Service Restaurants, Coffee Shops, Service Based Businesses, Boutiques, Equipment Companies, Paint Supplier and many other types of businesses would be well positioned here in fast growing West Mobile.

### AVAILABLE

- 1.52 Acres

### ZONING

- B-2

### PRICING

- \$550,000

### NEARBY RETAILERS

- Walmart
- Target
- Rouse's
- Aldi
- PetSmart
- OfficeMax
- Chick-Fil-A
- Club 4 Fitness
- Starbucks
- McDonald's
- Whataburger
- Foosackly's
- Panda Express
- Yellow Hammer Coffee
- Zaxby's
- Hardees
- Popeye's
- Panera Bread
- Dollar Tree
- Dollar General
- CVS
- Walgreen's

### TRAFFIC COUNTS (ADT 2023)

- On Cottage Hill Rd: 24,262
- On Schillinger: 27,192

### 2024 DEMOGRAPHICS

|                | 1 MI     | 3 MI      | 5 MI     |
|----------------|----------|-----------|----------|
| Population     | 5,281    | 49,802    | 114,907  |
| Avg. HH Income | \$97,552 | \$105,777 | \$93,995 |
| Households     | 2,112    | 20,700    | 47,258   |





