

WHITE-SPUNNER
REALTY

Westgate Plaza

5440 HIGHWAY 90 W MOBILE, AL 36619



Leigh Dale Younce

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Chris Harle

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Sale Price - Outparcel	\$340,000
Lease Rate- 1,350sf space	\$15.00 SF/YR

PROPERTY OVERVIEW

+/- 0.83 AC parcel that is available for sale, ground lease or Build-to-Suit
 1,350 SF space for lease in shopping center
 Winn-Dixie anchored center with co-tenants that include: Rainbow, Little Ceasars and Subway
 Located on Highway 90 and just off the I-10 (77,500+ VPD) interchange
 Eight hotels are located less than a mile of this site

OFFERING SUMMARY

Outparcel:	+/- 0.83 AC
Available SF:	1,350 SF
Zoning:	B - 3
Year Built:	1995

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WEST GATE PLAZA

5440 U.S. HIGHWAY 90-W, MOBILE, AL 36619

WATERSTONE PROPERTIES : 117 KENDRICK STREET, SUITE 325, NEEDHAM, MA 02494 : www.waterstonepg.com : (781) 559-3301

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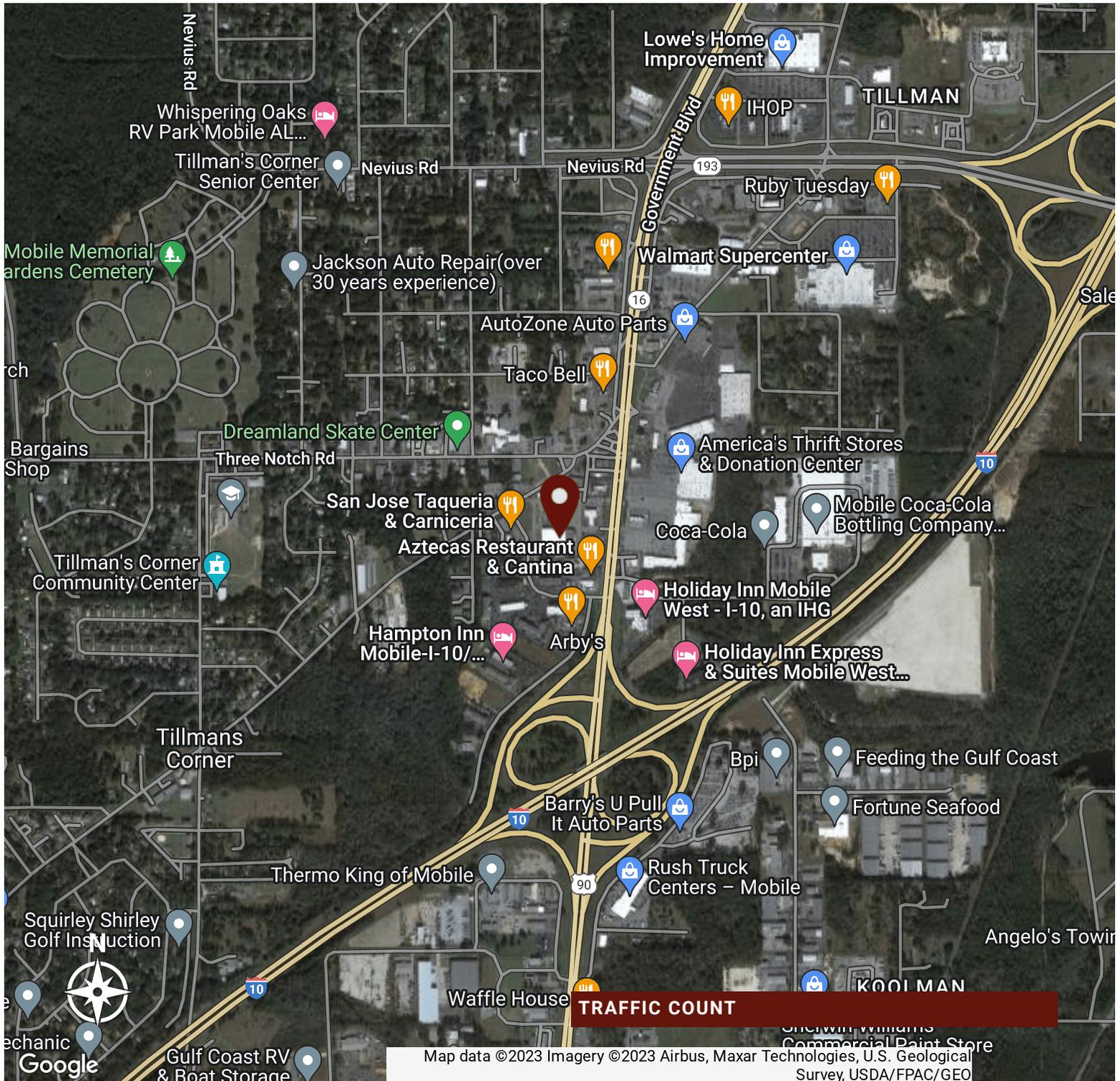
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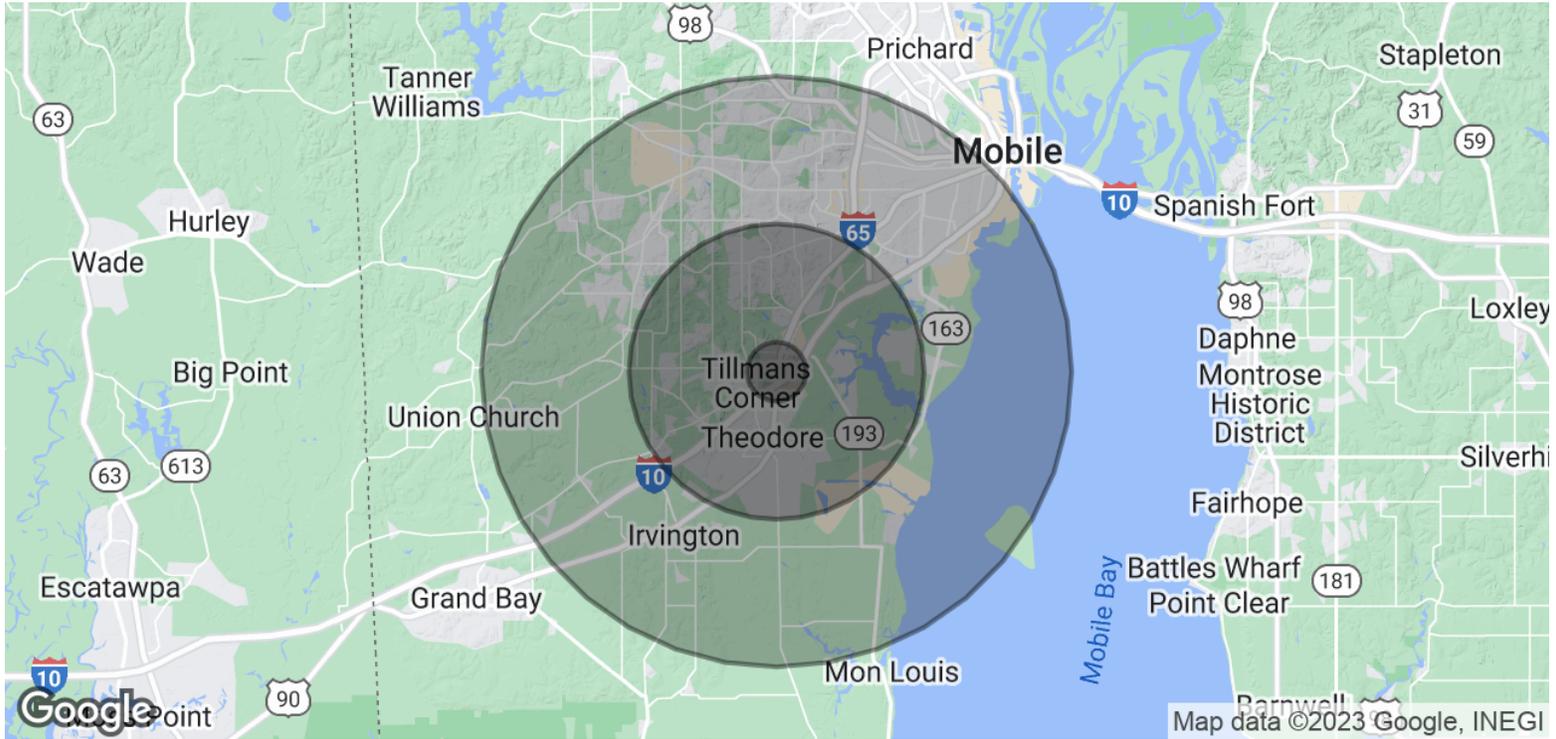
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,012	76,323	257,509
Average Age	35.6	40.7	38.4
Average Age (Male)	39.6	39.4	36.7
Average Age (Female)	31.0	42.2	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,218	33,532	117,701
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$41,926	\$66,125	\$60,331
Average House Value	\$110,868	\$163,890	\$153,386

* Demographic data derived from 2020 ACS - US Census

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