



**Value Add/Retail Building For Sale | Mobile AL**  
6401 Airport Blvd, Mobile Alabama  
For Sale | \$2,150,000 | +-9,000 SF



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# PROPERTY OVERVIEW

- Pricing: \$2,150,000
- Building Size: +-9,000 SF
- Vacant SF - +- 5,700 SF
- Land Size: +- 1.8 Acres
- Located off Airport Blvd & Hillcrest RD
- Currently a Three Tenant Strip Center
- Rare Hard Corner For Sale on Airport Blvd
- Could Be a Covered Land Play for a Value-Add Retail Center or Redevelopment Opportunity.
- Rio Mexican Has Been at the Location for Almost 10 Years and Has 2 years Remaining on Term With a 3-Year Option.

Herrington Realty is pleased to present an exclusive opportunity to purchase the hard corner of Airport Blvd and Hillcrest Road in Mobile, Alabama. The property is centrally located in the heart of Mobile just West of I-65 with frontage on Airport and Hillcrest Road with 33,000 cars per day. Surrounded by residential and commercial retailers, the property could suit many buyers' needs as a value-add retail center or possibly a redevelopment opportunity on the hard corner to a higher and best use.

Call for more information on what opportunities could be available.



# Building Photos



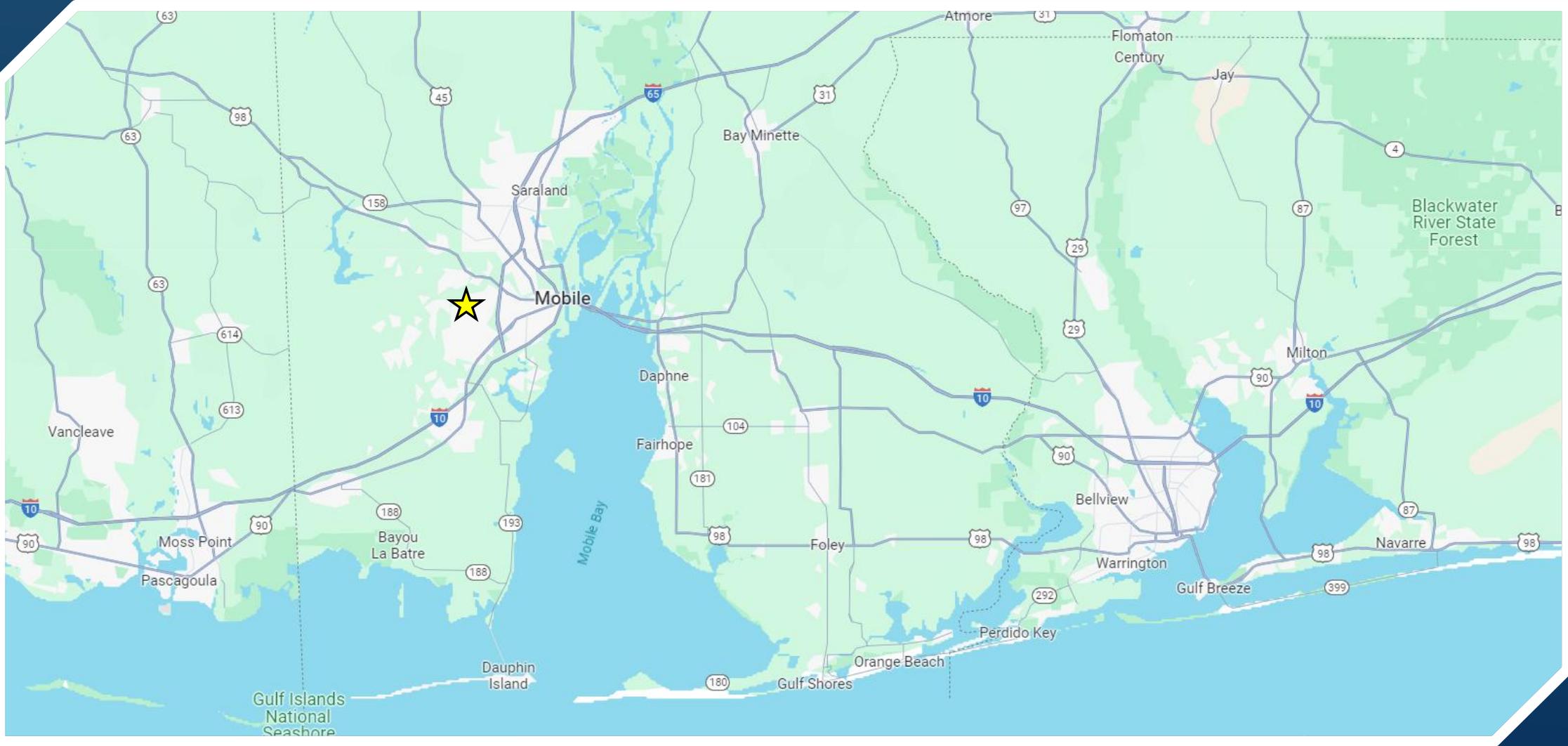
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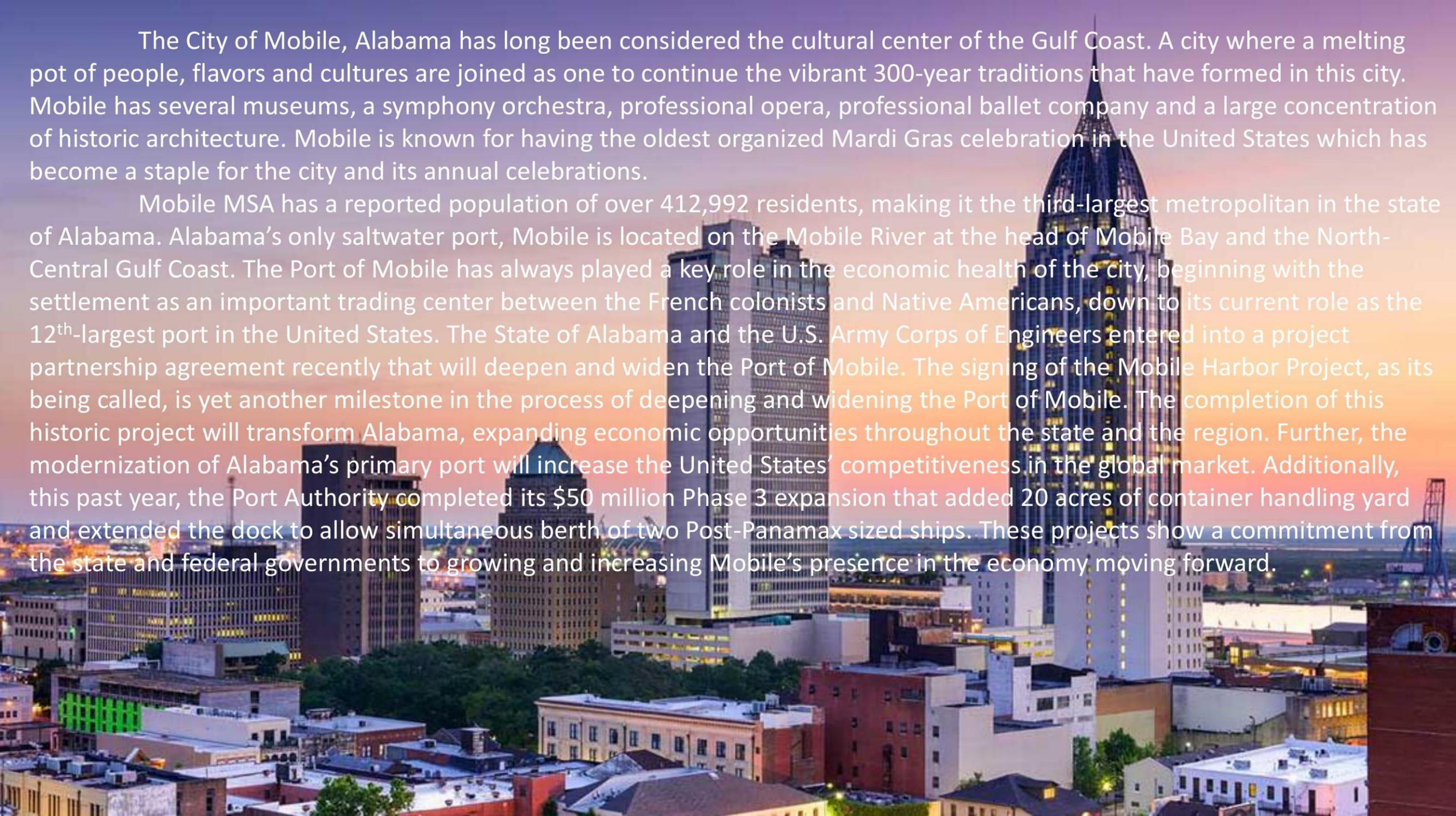


Airport Blvd 33,000 VPD

Hillcrest Road 24,000 VPD

# Mobile, Alabama



An aerial photograph of the Mobile, Alabama skyline at dusk. The Chrysler Building, a prominent Art Deco skyscraper with a distinctive spire, is the central focus, illuminated from within. To its left, another tall, modern skyscraper stands. The foreground shows a dense urban landscape with various buildings, some with lights on, and a few trees. The sky is a mix of purple, blue, and orange, indicating the time is either dawn or dusk. The overall scene captures the city's architectural diversity and its coastal setting.

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.