



## *PROPERTY BROCHURE "FOR SALE"*

*1053 SOUTH BROAD ST  
MOBILE AL 36603*

Prepared By:

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FOR SALE

# PROPERTY INFORMATION

<b>Address:</b>	1053 South Broad St Mobile AL 36603
<b>Market:</b>	Mobile County
<b>Suite:</b>	Currently one (1) suite
<b>Rooms:</b>	Open floor plan, One (2) Offices, Three (3) Restrooms
<b>Drive-In Door:</b>	One (1)
<b>Parking:</b>	Ample Private and Off-Street
<b>Lot Size:</b>	0.43 Acres / 18,905 SF
<b>Lot:</b>	120' X 163' Measurement
<b>Total Bldg:</b>	7,956
<b>Traffic Count:</b>	5,119 AADT South Broad St
<b>Frontage:</b>	86' Frontage along Broad Street
<b>Zoning:</b>	B -3
<b>Opportunity Zone:</b>	Yes
<b>Utilities:</b>	All utilities are available

***Sales Price: ~~\$960,000.~~  
\$795,000.***

## Detailed Property Description:

## Turnkey Retail/Office with Drive-Thru – Prime Mobile Location

Turnkey Retail/Office with Drive-Thru – Prime Mobile Location Near I-10, Downtown Mobile Airport, and Brookley Field Complex!

Strategically located just 0.5 miles from I-10, 2 miles from the Downtown Mobile Airport and Brookley Field Complex, and 2.5 miles from the Mobile Cruise Terminal & Amtrak Station, this highly visible, open showroom layout with a drive-thru door, and major system upgrades (plumbing, electrical, HVAC, paint) is move-in ready! This corner property offers exceptional convenience and accessibility.

### Property Highlights

- Corner Versatile Retail/Office Building in a prime location
- Completely renovated and updated to meet Mobile City Codes
- ADA compliant
- Open floor plan—ideal for showroom or display use
- Drive-thru door for easy loading/unloading

### Recent Upgrades Include:

- New plumbing
- Updated electrical
- New HVAC system
- Fresh interior paint
- Additional modern improvements

### Additional Opportunity:

Owner will consider leasing back for up to 5 years—contact listing agent for details.

## Ideal Retail Uses:

Shoe store & repair, boutique clothing, home goods store, pet store, bookstore/gift shop, hobby shop, gaming store, hardware, phone repair, vitamin/supplement shop, toy store, and more.

Ideal Office Uses: Airport support companies, staffing agency, law firm, accounting office, and other professional services.



## *EXTERIOR & INTERIOR*

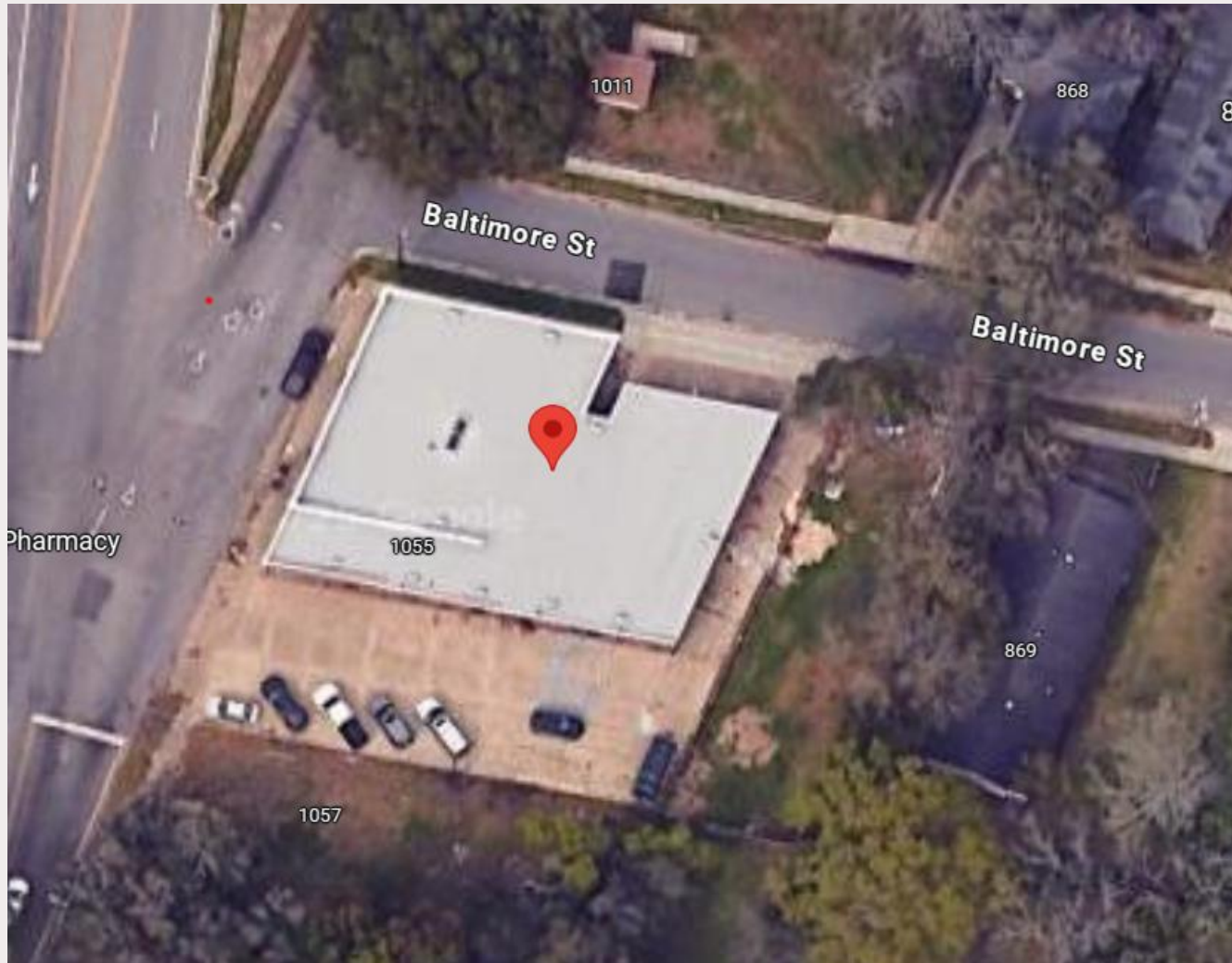




## VICINITY MAP







# MOBILE COUNTY MARKET OVERVIEW

*We're in the Golden Age of Mobile"*

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.







## *CONTACT INFORMATION*



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