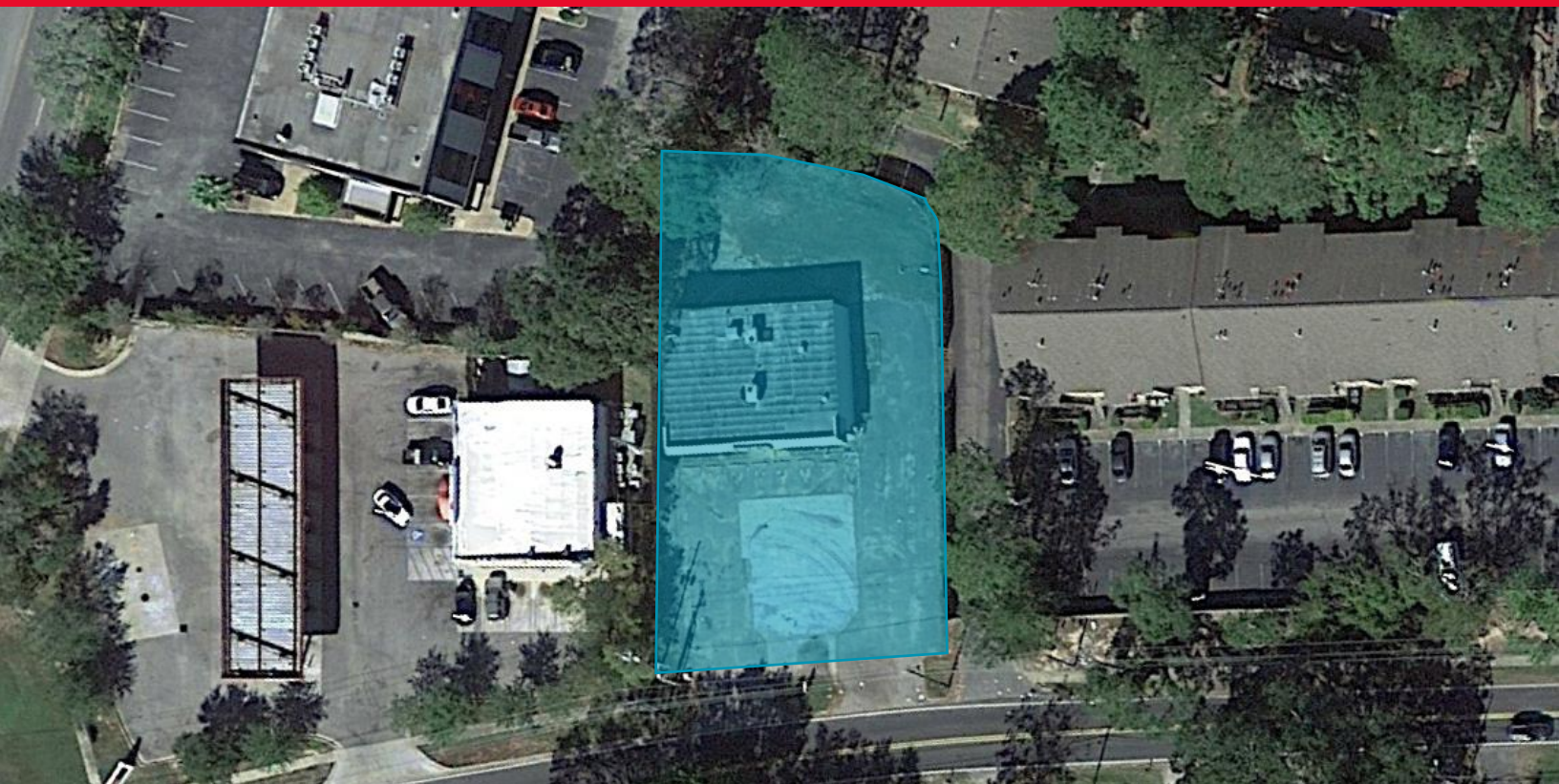


FOR SALE
3026 Cottage Hill Road
Mobile, Alabama

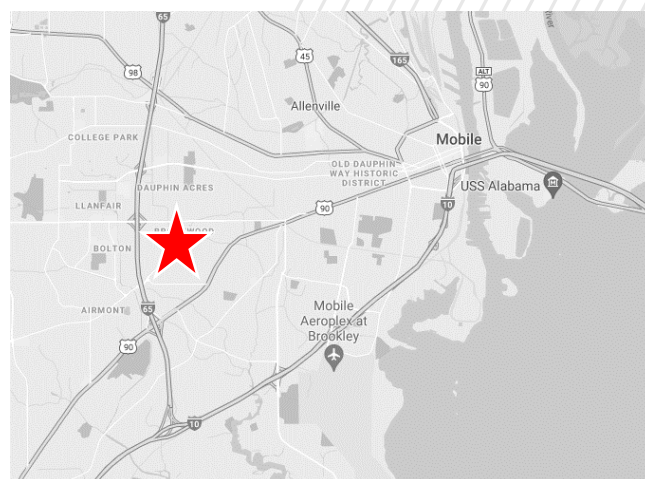


PROPERTY HIGHLIGHTS

3026 Cottage Hill Road is a former C-store located near a popular regional mall and a main interstate exit. This site would be ideal as an adaptive reuse project for a service company branch. It is situated in a highly desirable residential area with a great local culture scene, quality schools, transportation hubs and spacious parks.

BUILDING SF	2,700
LAND SF	15,246
YEAR BUILT	1988
PARKING	9.26/1,000
TRAFFIC COUNTS	45,546 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	7,193
3-MILE (POP.)	72,138
MED. INCOME	\$36,947
SPACE USE	Retail



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Broker
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gwatson@ccim.net

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ADDITIONAL INFORMATION

Nearby national retailers include Dillard's, Belk, JCPenney, Target, Bath & Body Works, Kay Jewelers, Men's Warehouse, Marshalls, Michaels, Big Lots and many more. Within a three-mile radius there are 5,877 businesses, 67,738 daytime employees and 29,501 households with a median age of 35.4.



LEGAL INFORMATION

TAX PARCEL ID	29.09.30.3.001.053
2024 RE TAXES	\$2,636.68
ZONING	Commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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