



MULTI-USE BLDG ON MAJOR RETAIL STRIP

1401 Schillinger Rd S, Mobile, AL 36695

TIM CARLSON • PRINCIPAL

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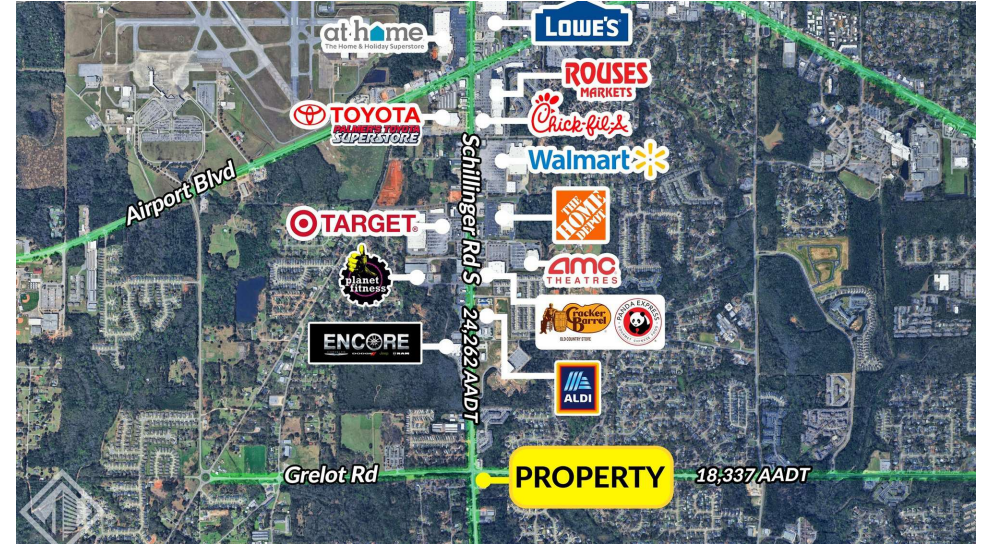
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer For Sale this well positioned retail opportunity located at 1401 Schillinger Road, Mobile, AL, on the southeast corner of Schillinger Road & Grelot Road, previously operated as "The Floor Trader Outlet". This property is situated at a 4-way signalized intersection, on a +/-3.81 acre site with a 17,690 SF retail showroom/warehouse free-span commercial building, which was constructed in 2008. There is an additional storage mezzanine containing an additional 516 square feet over the breakroom, office & restrooms. The foundation is reinforced, monolithic concrete ranging from on grade to dock-height. A shed roof with a metal panel cover supported by a steel framing system; with rain gutters and down spouts. The front façade' (west) and north walls are painted split-faced concrete block with a glass storefront; with the rear (east) and south walls being painted) smooth-faced concrete block supported by a steel framing system. The interior walls are primarily painted concrete block with some painted drywall. The floors are primarily sealed concrete with the restrooms and break room being ceramic tile. The office has a commercial grade carpeted floor. The ceilings are primarily unfinished with exposed steel framing, insulation and HVAC ducts. The offices and restrooms have suspended acoustical ceiling tile. HVAC is provided for the entire building via forced heated and cooled air provided by four systems. The building has a, 10'x10' metal overhead door for drive-in access/a dock-height, 8'x8' metal overhead door and a load leveler. The entire building is wet-sprinklered for fire protection.

PROPERTY HIGHLIGHTS

- Two Lots Totaling +/-3.81 Acres
- Frontage on Schillinger Rd S and Grelot Rd
- Traffic Light at Intersection
- Entrances/Exits on Both Major Roads
- Pylon Sign
- Excellent Demographics in Surrounding Area
- High Traffic Counts
- Close Proximity to Dozens of National Retailers, Restaurants and More

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	3.81 Acres
Building Size:	17,796 SF

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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RETAIL PROPERTY FOR SALE

AERIAL



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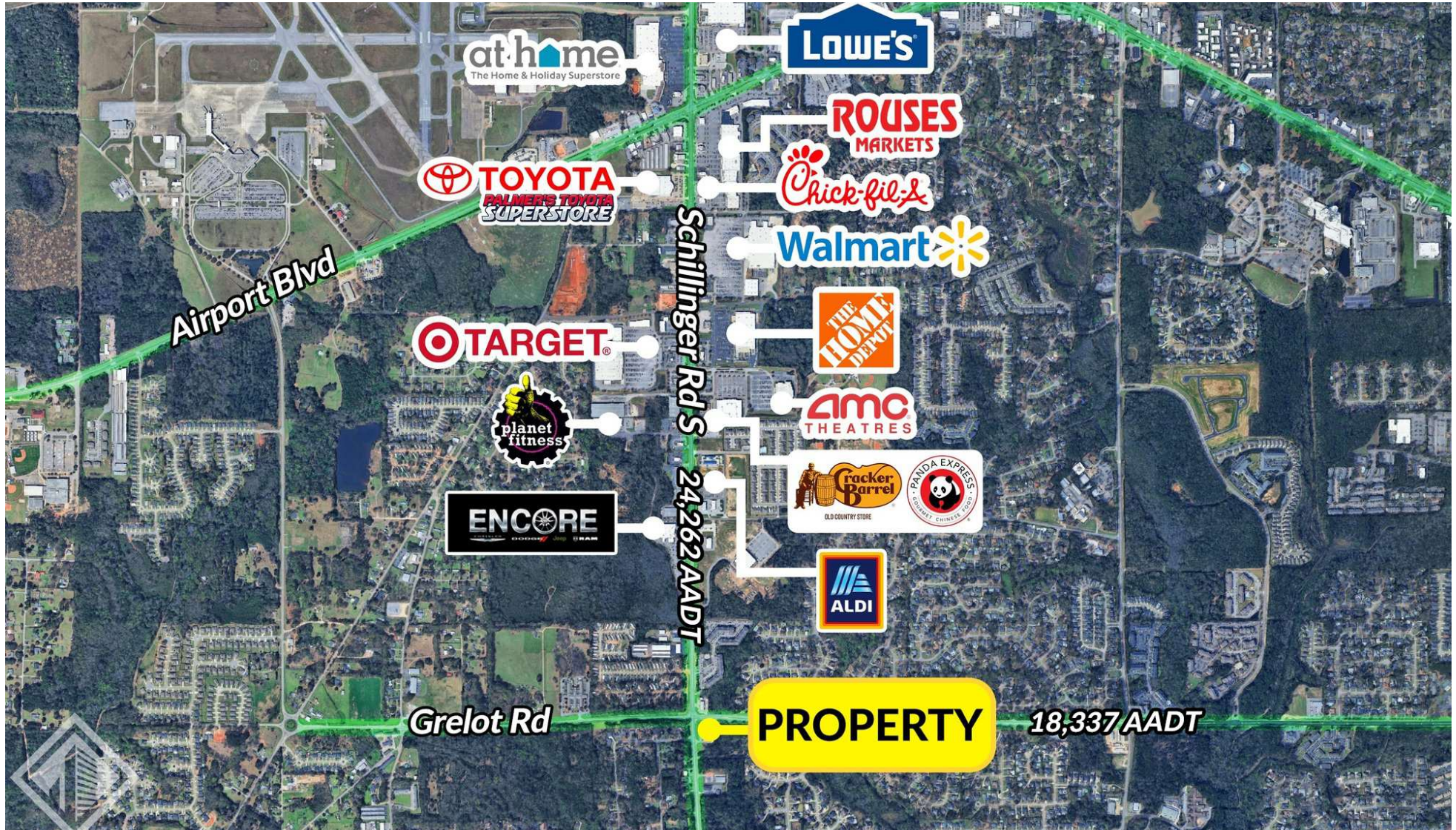
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RETAIL PROPERTY FOR SALE

RETAIL MAP



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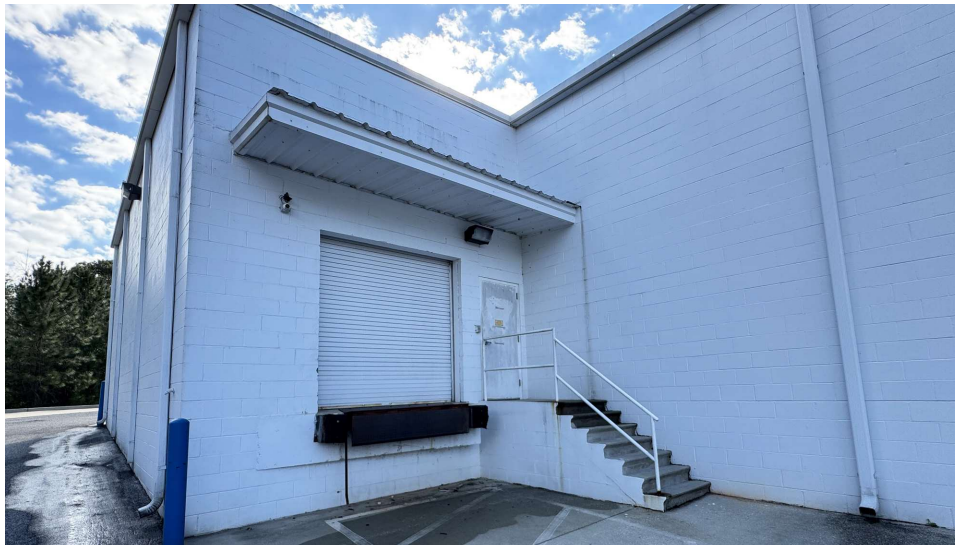
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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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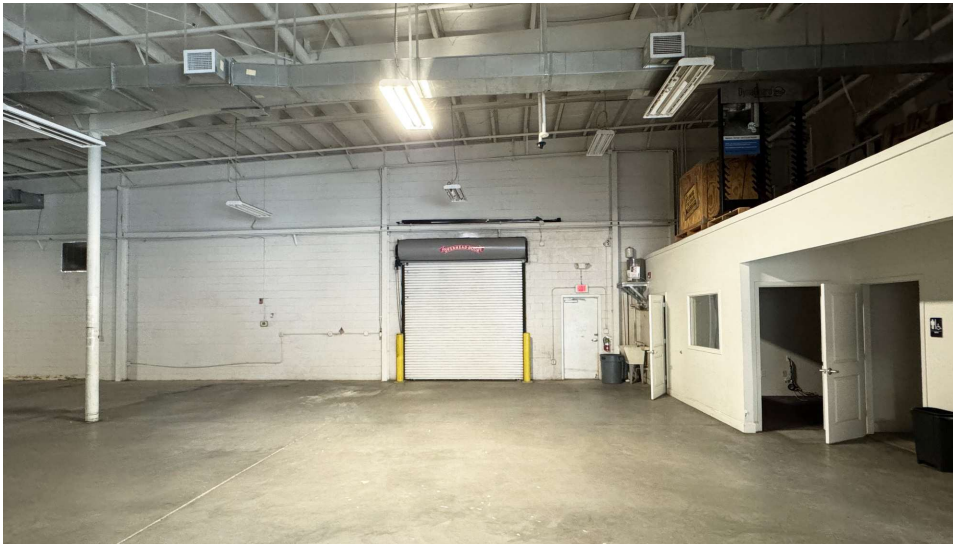
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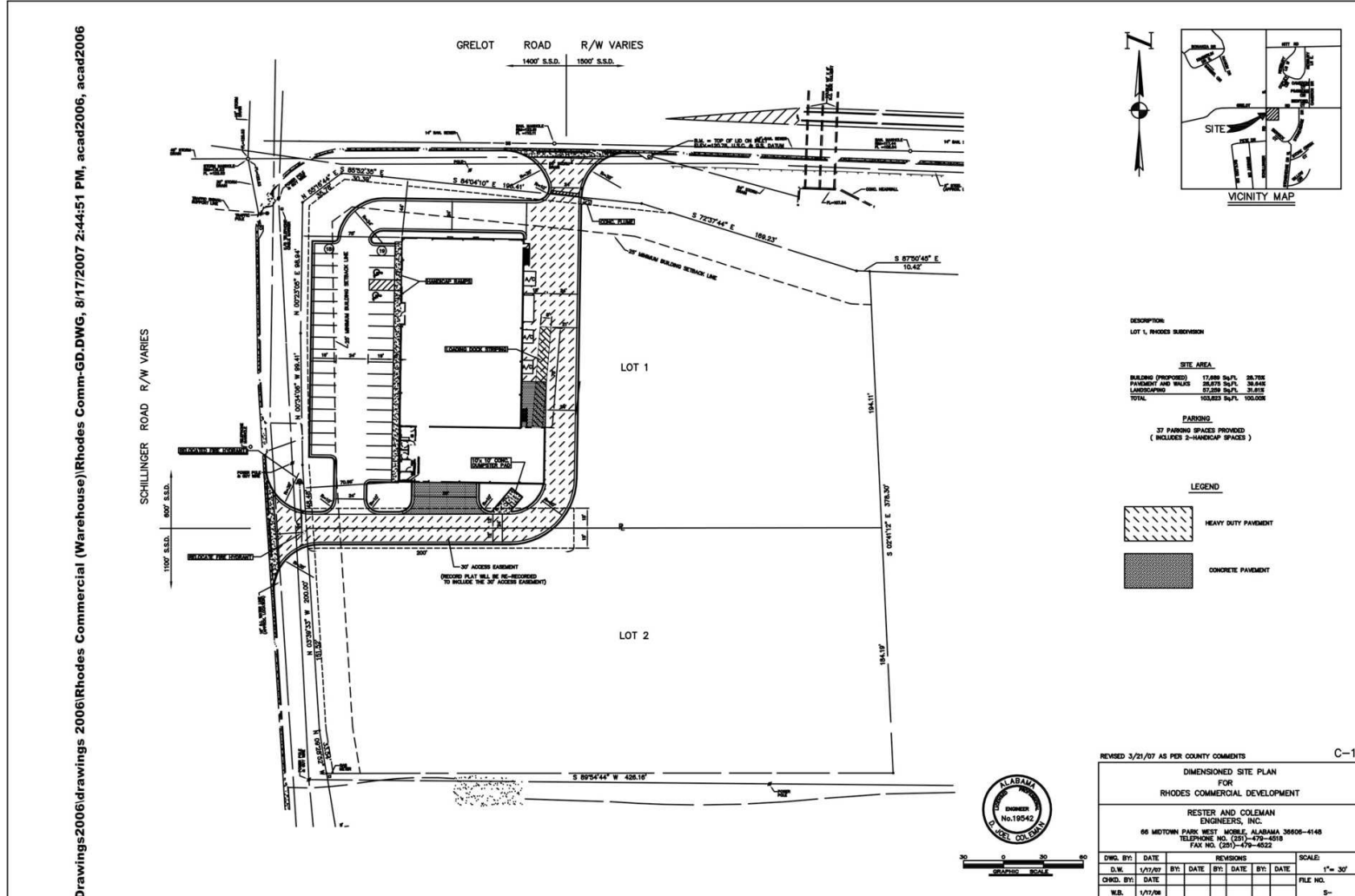
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Drawings2006\drawings 2006\Rhodes Commercial (Warehouse)\Rhodes Comm-GD.DWG, 8/17/2007 2:44:51 PM, acad2006, acad2006

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SITE PLAN



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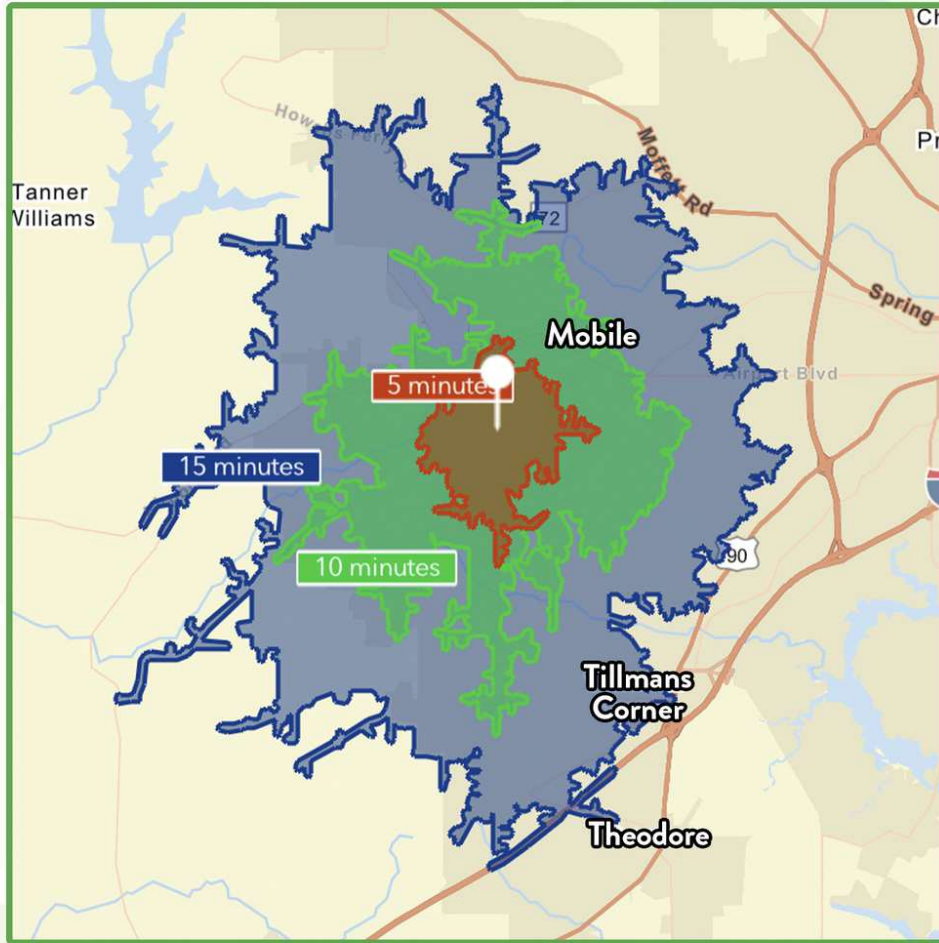
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\$93,167

Average Household Income within 15 minutes of site.



37.5

Median Age

Within 15 minutes of site.



57,510

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	10,577	56,923	130,509
Average HH Income	\$93,597	\$95,921	\$93,167
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	10,687	56,450	129,299
Average HH Income	\$106,880	\$109,401	\$106,734

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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