

RETAIL SPACE FOR LEASE ON MOFFETT RD

At Schillinger Road | Adjacent to Walmart | Semmes, Alabama



- Excellent retail location adjacent to Walmart Supercenter in Semmes, Alabama
- Located directly on US Highway 98 (Moffett Road) with traffic of 31,009 cars per day
- Approximately 1,200 SF @ \$14.00 PSF NNN
- In Mobile County - no zoning restrictions
- Ample parking with 28 parking spaces
- Lot has over 200' frontage on Hwy 98
- Tenant has access to pylon sign panel
- Flexible lease term length for new tenants

Ideal location available at 7941 Moffett Road (US Highway 98), just west of Schillinger Road in Semmes, Alabama. Retail strip center constructed in 2006, adjacent to Walmart Supercenter in Semmes. Current tenants include GameStop, T-Mobile, Direct Auto, and World Finance. Traffic counts on Moffett Road are 31,009 AADT as of 2021.

Surrounding businesses include Walmart Supercenter, Dollar Tree, The Shoe Dept., Cato, Auto Zone, Anytime Fitness, Subway, Burger King, Pizza Hut, McDonald's, Sonic, Little Caesar's, Regions Bank, PNC Bank, Century Bank and many more!



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



SUMMARY INFORMATION

Suite Available:	Suite B:	±1,200 SF
Zoning:	Mobile County	
Traffic Counts	31,009 AADT on Hwy 98 (Moffett Rd.) as of 2021	
	19,819 AADT on Schillinger Road as of 2021	
Year Constructed:	2006	
Lease Term:	1-5 years	
NNN Expenses:	\$2.50 PSF	
Pricing:	\$14.00 PSF	

MOBILE MARKET OVERVIEW

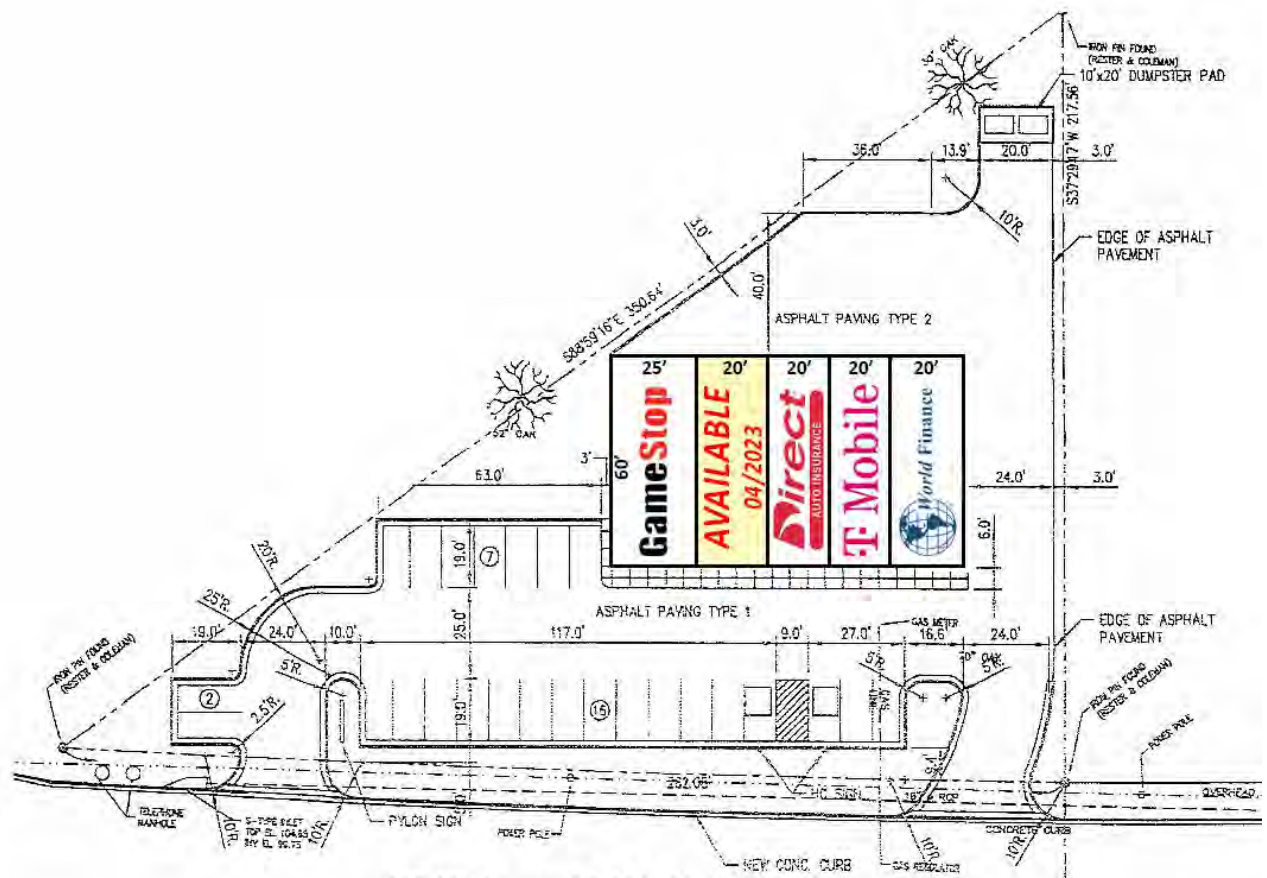
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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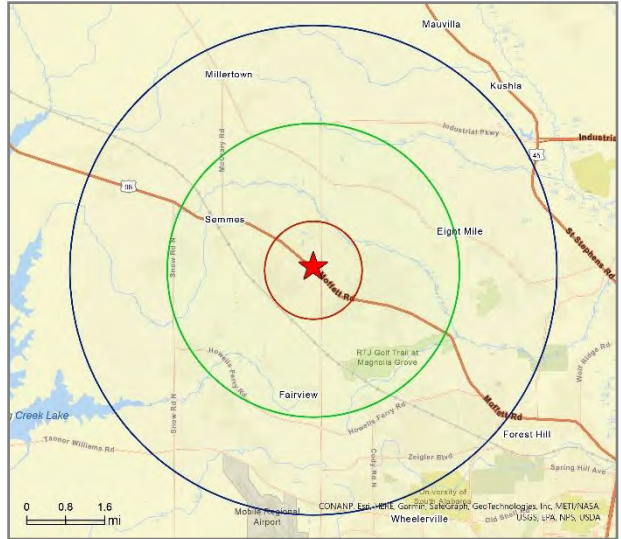
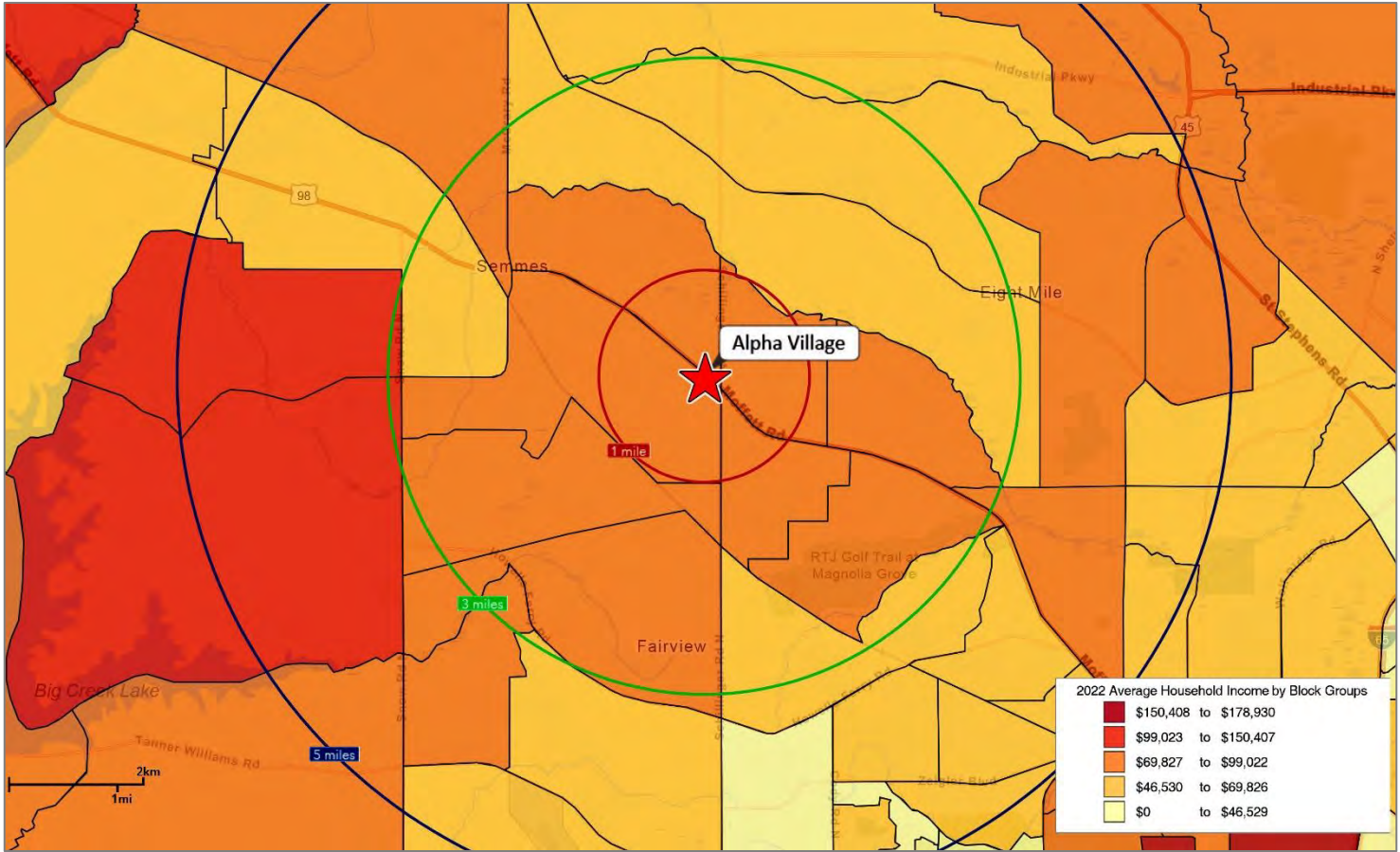


US Highway 98 (Moffett Road)
31,009 AADT 2021

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Average Household Income Heat Map and Demographics

RETAIL SPACE FOR LEASE | 7941 MOFFETT ROAD | SEMMES, ALABAMA



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,605	17,793	46,891
Median Age	42.0	40.9	39.9
Largest Median Age Group	55-64	55-64	55-64
Daytime Population	3,120	14,827	38,714

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,058	6,510	17,477
Average Household Size	2.45	2.68	2.66
Average Household Income	\$78,696	\$75,018	\$69,526

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	80.4%	77.3%	71.6%
Renter Occupied Houses	15.0%	15.7%	20.8%
Median House Value	\$186,308	\$178,699	\$162,433

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