

MOBILE, AL
\$250K | FREESTANDING BUILDING

FMiG

HIGH VISIBILITY

515 AZALEA RD, MOBILE AL
RETAIL - OFFICE

An aerial photograph of a large property. In the center, there is a large, dark-roofed building, possibly a warehouse or industrial structure. The property is surrounded by dense green trees and vegetation. A paved area, likely a parking lot or driveway, is visible near the building. The overall scene is bright and clear, suggesting a sunny day.

LARGE PARCEL FOR LEASE + FOR SALE

FMiG

Information Available

EXECUTIVE SUMMARY

FMiG is pleased to present the opportunity to acquire a freestanding office/medical building located at 515 Azalea Rd in Mobile. This ±1,575 square foot asset is situated on approximately 0.48 acres along a high-traffic corridor near the intersections of Pleasant Valley Rd and Cottage Hill Rd, offering strong visibility and accessibility within a well-established commercial and residential trade area.

Offered at \$250,000, the property presents an attractive opportunity for both owner-users and investors seeking a functional and character-rich office environment at a competitive price point. Formerly operated as a dental office, the building features a highly efficient layout with multiple private offices, two restrooms (including one with a shower), and a small kitchen area, supporting a wide range of professional and medical uses.

The site is enhanced by mature oak trees, a circular driveway, and a wrought iron fence, providing a distinctive presence and professional curb appeal. The generous lot size allows for convenient access and flexibility for future site improvements or parking enhancements.

Strategically positioned within close proximity to major thoroughfares, surrounding retail, and dense residential neighborhoods, the property benefits from consistent traffic flow and long-term demand drivers. This offering represents a rare opportunity to acquire a well-located, move-in-ready office asset with both immediate usability and long-term value potential.





DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon FMiG's work, you should know that FMiG has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation. This opinion is based upon FMiG's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan. The information included in this Offering Memorandum is considered confidential and not for distribution..

TABLE OF CONTENTS

01
INFO

02
LOCAL REGION

03
CONTACT

FMiG



01 INFO

Property Overview

FMIG is pleased to present a freestanding office/medical building located at 515 Azalea Rd in Mobile. Positioned along a high-traffic corridor near Pleasant Valley Rd and Cottage Hill Rd, the property offers strong visibility, convenient access, and proximity to a well-established mix of residential and commercial uses.

The subject property consists of a ±1,575 square foot building situated on approximately 0.48 acres. Originally designed and utilized as a dental office, the building features a practical and efficient layout with multiple private offices, making it well-suited for a variety of professional, medical, or service-oriented users.

Interior improvements include several individual office suites, two restrooms (including one with a shower), and a small kitchen/break area. The configuration allows for immediate occupancy with minimal modifications, providing flexibility for owner-users or tenants seeking a functional workspace with private office separation.

The exterior of the property is highlighted by mature oak trees, a circular driveway that enhances access and traffic flow, and a decorative wrought iron fence that adds both security and curb appeal. The site layout provides ample parking and ease of ingress and egress for clients and staff.

Strategically located within a growing corridor of Mobile, the property benefits from consistent daily traffic and strong surrounding demographics, supporting long-term usability and value retention. This asset presents a rare opportunity to acquire a well-maintained, character-rich office building at an accessible price point in a desirable location.

IDEAL USER PROFILE

Ideal Uses

- Medical Office (Dental, Chiropractic, Aesthetic)
- Professional Office (Legal, Insurance, Financial)
- Wellness or Therapy Practice
- Boutique Studio or Specialty Business

Property Details

- Building Size: $\pm 1,575$ SF
- Lot Size: ± 0.48 Acres
- Layout: Multiple private offices
- Restrooms: 2 (one with shower)
- Kitchen: Yes (break area)
- Parking: On-site with circular driveway

FMiG

Traffic Counts (Approximate)

- Azalea Road: ±18,000 – 22,000 vehicles per day (VPD)
- Cottage Hill Road (nearby): ±28,000 – 32,000 VPD
- Airport Boulevard (major corridor nearby): ±30,000+ VPD

Location Advantages

- **Prime Corridor Positioning:** Located between Cottage Hill Rd and Pleasant Valley Rd, capturing consistent local and commuter traffic
- **Strong Visibility:** Direct frontage along Azalea Rd with easy ingress/egress
- **Central Accessibility:** Quick access to major east-west (Airport Blvd, Cottage Hill Rd) and north-south connectors
 - **Surrounding Demand Drivers:** Dense residential neighborhoods within minutes
 - **Nearby retail, medical, and service-based businesses**
 - **Established commercial activity supporting daily traffic flow**

This location is ideal for businesses that rely on visibility, accessibility, and repeat local traffic, particularly professional offices, medical users, and service-based operators.



FMiG



515

FMiG

FMiG



BROKER - OWNER
FMIG

850.889.2571
FMIGCRE.COM
INFO@FMIGCRE.COM