

FOR SUBLEASE

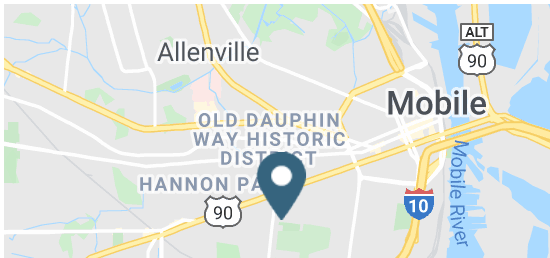
Former Rite Aid - Mobile, AL

150 S Ann Street | Mobile, AL



Overview

BUILDING SIZE	10,664 SF
LEASE END DATE	7/31/2021
RATE	\$8.00 PSF



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Description

10,664 SF free-standing Former Rite Aid building with drive-thru. One mile from Mobile's Downtown Business District and McGill-Toolen Catholic High School. Less than 10 minutes to the University of South Alabama Children's & Women's Hospital.

Demographics

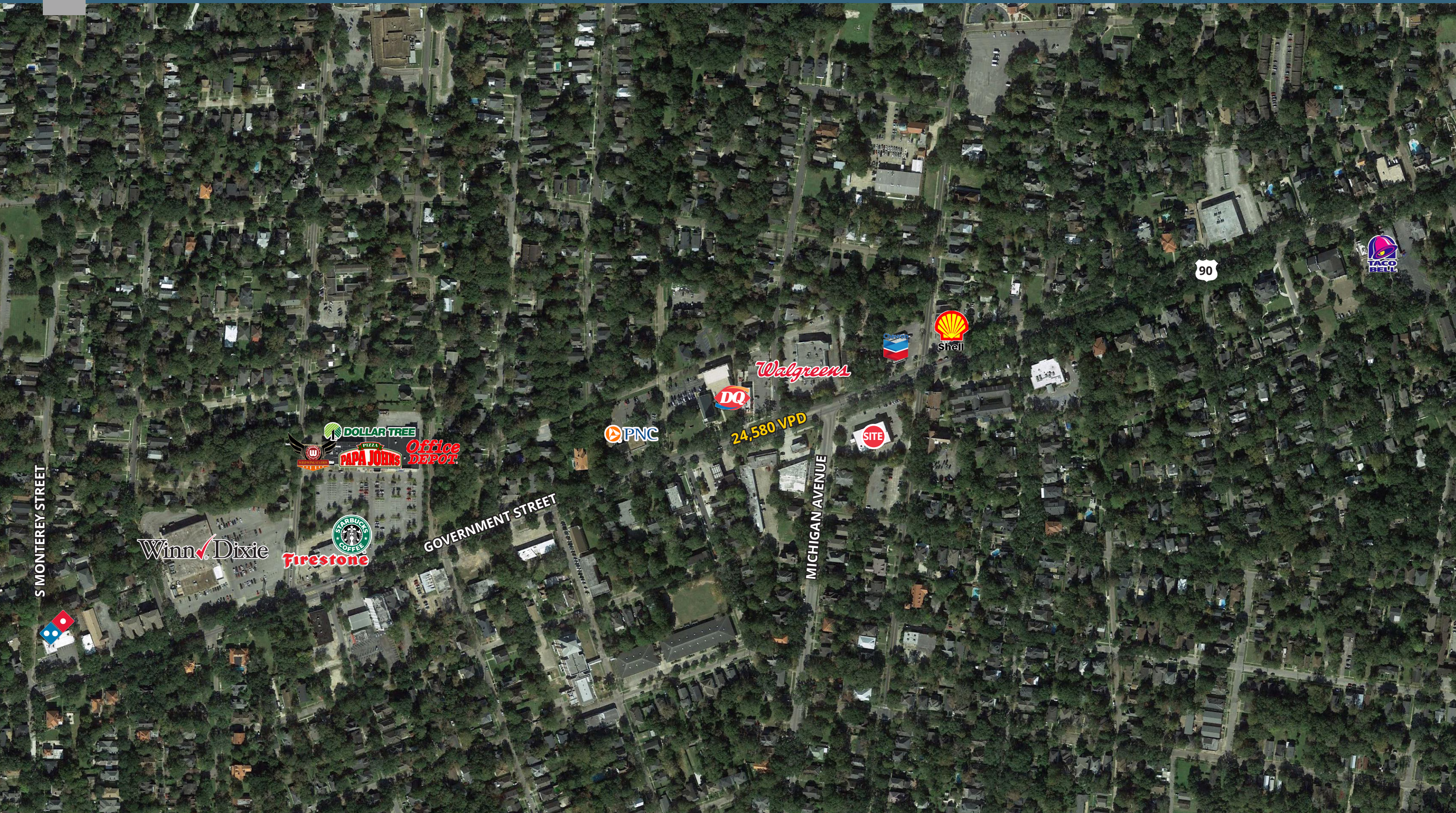
	1 MILE	3 MILES	5 MILES
Population	12,964	60,099	110,912
Average HH Income	\$59,229	\$47,619	\$50,636
Daytime Population	6,255	46,570	92,238

Year: 2018 | Source: Esri

Traffic Counts

Government Street, adjacent to Site	24,580 VPD
Government Street, E of Site	23,100 VPD
S Ann Street, N of Site	8,360 VPD

Year: 2016 | Source: ALDOT



Executive Summary

150 S Ann Street | Mobile, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	14,604	70,242	127,154
2010 Population	12,864	60,033	112,096
2018 Population	12,964	60,099	110,912
2023 Population	13,030	60,336	111,294
2000-2010 Annual Rate	-1.26%	-1.56%	-1.25%
2010-2018 Annual Rate	0.09%	0.01%	-0.13%
2018-2023 Annual Rate	0.10%	0.08%	0.07%
2018 Male Population	48.8%	47.3%	47.1%
2018 Female Population	51.2%	52.7%	52.9%
2018 Median Age	38.5	37.7	36.3

In the identified area, the current year population is 110,912. In 2010, the Census count in the area was 112,096. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 111,294 representing a change of 0.07% annually from 2018 to 2023. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	42.4%	25.7%	27.5%
2018 Black Alone	54.4%	71.8%	68.8%
2018 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2018 Asian Alone	0.8%	0.5%	1.1%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.8%	0.5%	0.9%
2018 Two or More Races	1.4%	1.3%	1.4%
2018 Hispanic Origin (Any Race)	1.9%	1.6%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	6,125	27,132	48,977
2010 Households	5,598	23,837	44,406
2018 Total Households	5,637	23,960	43,976
2023 Total Households	5,679	24,124	44,273
2000-2010 Annual Rate	-0.90%	-1.29%	-0.97%
2010-2018 Annual Rate	0.08%	0.06%	-0.12%
2018-2023 Annual Rate	0.15%	0.14%	0.13%
2018 Average Household Size	2.17	2.40	2.42

The household count in this area has changed from 44,406 in 2010 to 43,976 in the current year, a change of -0.12% annually. The five-year projection of households is 44,273, a change of 0.13% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 25,936 in the specified area.

Executive Summary

150 S Ann Street | Mobile, AL



	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$35,882	\$30,121	\$31,904
2023 Median Household Income	\$41,268	\$33,737	\$36,152
2018-2023 Annual Rate	2.84%	2.29%	2.53%
Average Household Income			
2018 Average Household Income	\$59,229	\$47,619	\$50,636
2023 Average Household Income	\$67,517	\$53,925	\$57,811
2018-2023 Annual Rate	2.65%	2.52%	2.69%
Per Capita Income			
2018 Per Capita Income	\$26,322	\$19,847	\$20,784
2023 Per Capita Income	\$29,919	\$22,423	\$23,692
2018-2023 Annual Rate	2.59%	2.47%	2.65%

Households by Income

Current median household income is \$31,904 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$36,152 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$50,636 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$57,811 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$20,784 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$23,692 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	7,168	30,680	55,283
2000 Owner Occupied Housing Units	3,068	14,174	25,889
2000 Renter Occupied Housing Units	3,058	12,958	23,088
2000 Vacant Housing Units	1,042	3,548	6,306
2010 Total Housing Units	6,668	28,365	52,336
2010 Owner Occupied Housing Units	2,779	12,475	22,392
2010 Renter Occupied Housing Units	2,819	11,362	22,014
2010 Vacant Housing Units	1,070	4,528	7,930
2018 Total Housing Units	6,851	29,386	53,792
2018 Owner Occupied Housing Units	2,640	11,667	20,825
2018 Renter Occupied Housing Units	2,998	12,293	23,151
2018 Vacant Housing Units	1,214	5,426	9,816
2023 Total Housing Units	6,956	29,903	54,842
2023 Owner Occupied Housing Units	2,717	11,920	21,225
2023 Renter Occupied Housing Units	2,962	12,204	23,048
2023 Vacant Housing Units	1,277	5,779	10,569

Currently, 38.7% of the 53,792 housing units in the area are owner occupied; 43.0%, renter occupied; and 18.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 52,336 housing units in the area - 42.8% owner occupied, 42.1% renter occupied, and 15.2% vacant. The annual rate of change in housing units since 2010 is 1.23%. Median home value in the area is \$96,807, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.16% annually to \$107,748.