



**FOR SALE**

100 S. University Boulevard, Mobile, AL 36608

**OWNER OCCUPIED OPPORTUNITY**



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The information given herewith is obtained from sources the agent considers reliable, however, agent is not responsible for misstatements of facts, errors, or omissions. Purchaser must satisfy self of accuracy of any statement or projection. All figures are approximate.

## Property Description

# Rare opportunity near the University of South Alabama

Situated on approximately 3 acres, this property represents one of the best opportunities in the trade area. Recent new developments include several new student living apartment complex with thousands of beds, Chicken Salad Chick, Hibachi Express, Dunkin Donuts/AT&T center, and Holiday Inn Express.

Enrollment at the University of South Alabama totals approximately 16,699 students.

The daily traffic count on University Boulevard is 25,500.

The daily traffic count on Old Shell Road is 29,600.

## At A Glance

100 S. University Blvd.  
 Mobile, AL 36608

\$1,400,000

7,698± TSF

4,900± LSF  
 Available

3 Acres

Ample Parking

B2, R1 Zoning



25,000 Seat Football Stadium

Grove Housing

The District at South

Gamma Connector

Mitchell Center

Mavis Tire

University of South

Chicken Salad Chick

Mellow Mushroom

Holiday Inn Express

Regions

USPS

USA Physicians Group

Campus Quarters

Express Oil

University College of Ed

Cook Out

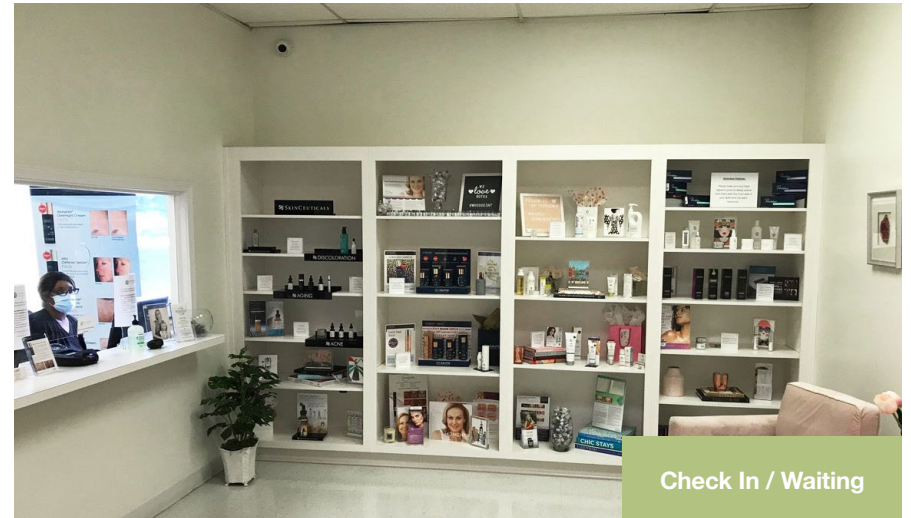
Bit & Spur Animal Hospital



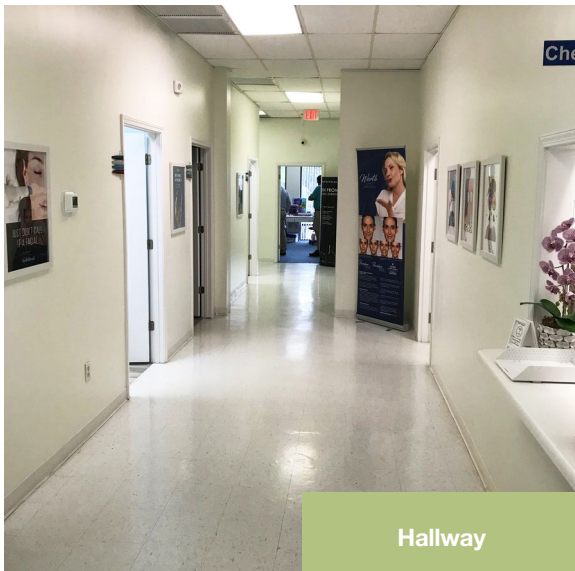
# Interior



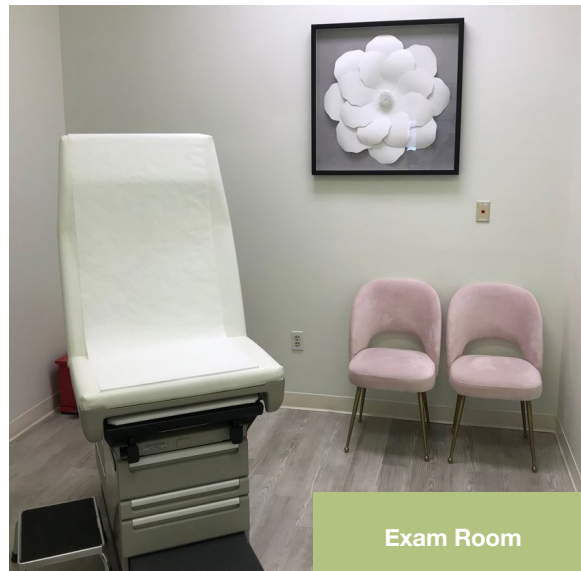
Waiting Room



Check In / Waiting



Hallway



Exam Room



Break Area