



THE BULLS-EYE

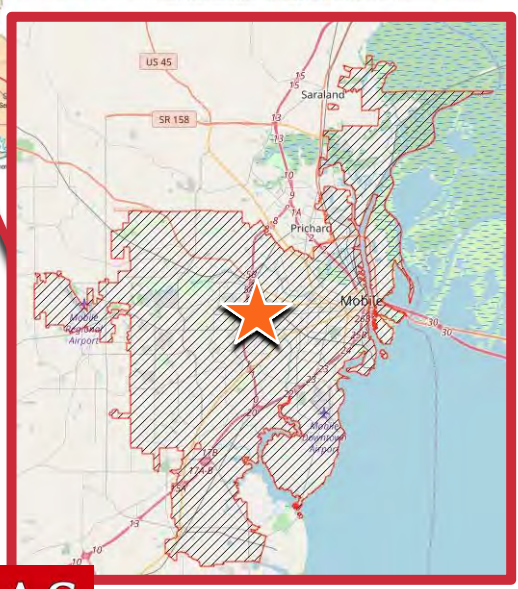
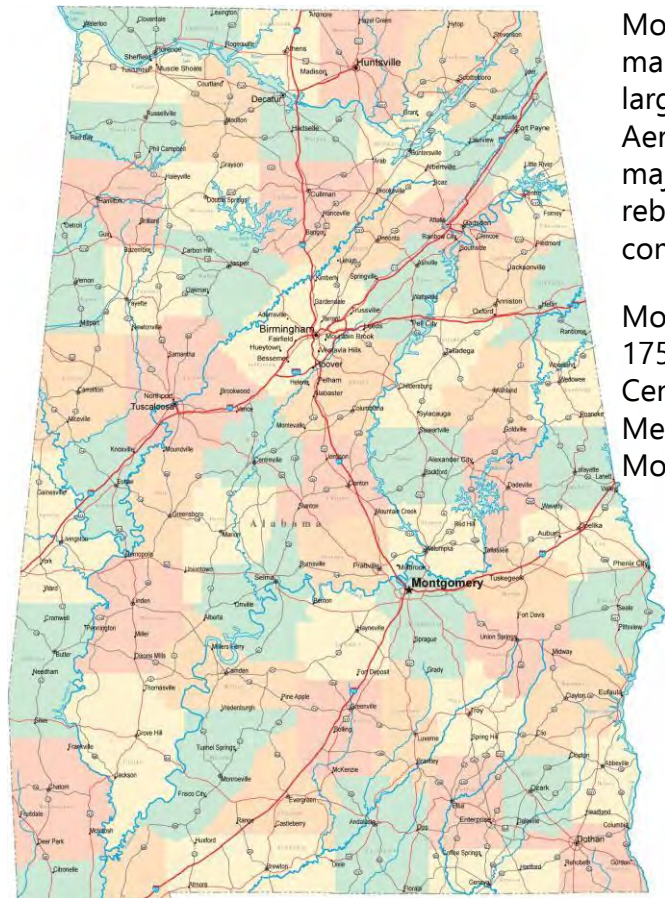


**FOR LEASE - FORMER ZAXBY'S
6551 AIRPORT BOULEVARD
MOBILE, ALABAMA 36608**

**VALLAS
REALTY, INC.**

AVAILABLE

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mcdonald**



Mobile is the county seat of Mobile County, Alabama. The population within the city limits is 204,000+, making it the fourth most populous city in Alabama, the most populous in Mobile County, and the largest municipality on the Gulf Coast between New Orleans, Louisiana, and St. Petersburg, Florida. Aerospace, steel, ship building, retail, services, construction, medicine, and manufacturing are Mobile's major industries. After experiencing economic decline for several decades, Mobile's economy began to rebound in the late 1980s. Between 1993 and 2003 roughly 13,983 new jobs were created as 87 new companies were founded and 399 existing companies were expanded.

Mobile serves the central Gulf Coast as a regional center for medicine, with over 850 physicians and 175 dentists. There are four major medical centers within the city limits. Mobile Infirmary Medical Center has 704 beds and is the largest nonprofit hospital in the state. The University of South Alabama Medical Center has 346 beds. Springhill Medical Center, with 252 beds, was founded in 1975. It is Mobile's only for-profit facility.

Major employers include: Mobile County Public School System (7,200 employees), University of South Alabama (6,400), Infirmary Health Systems (6,400 employees), and Austal USA (4,000 employees). Additionally, AlwaysHD, Foosackly's, Integrity Media, and Volkert, Inc. are currently headquartered out of Mobile.

Mobile's Alabama State Docks underwent the largest expansion in its history by expanding its container processing and storage facility and increasing container storage at the docks by over 1,000% at a cost of over \$300 million, a project completed in 2005.

After winning a new defense contract and completing another 30,000 square feet building within their complex, Austal announced that it will expand from a workforce of 3,000 workers to 4,500 employees. Brookley Aeroplex is currently the largest industrial and transportation complex in the region with over 70 companies, many of which are aerospace, spread over 1,650 acres. Their plans for an Airbus A320 family aircraft assembly plant included a \$600 million factory at the for the assembly of the A319, A320 and A321 aircraft. It is planned to employ up to roughly 1,000 full-time workers when fully operational.

(5 MILES)	Population	138,759	(2024)
	Annual Growth Rate	0.00%	
	Total Households	58,354	
	AHHI	\$89,663	
	Median Age	36.4	

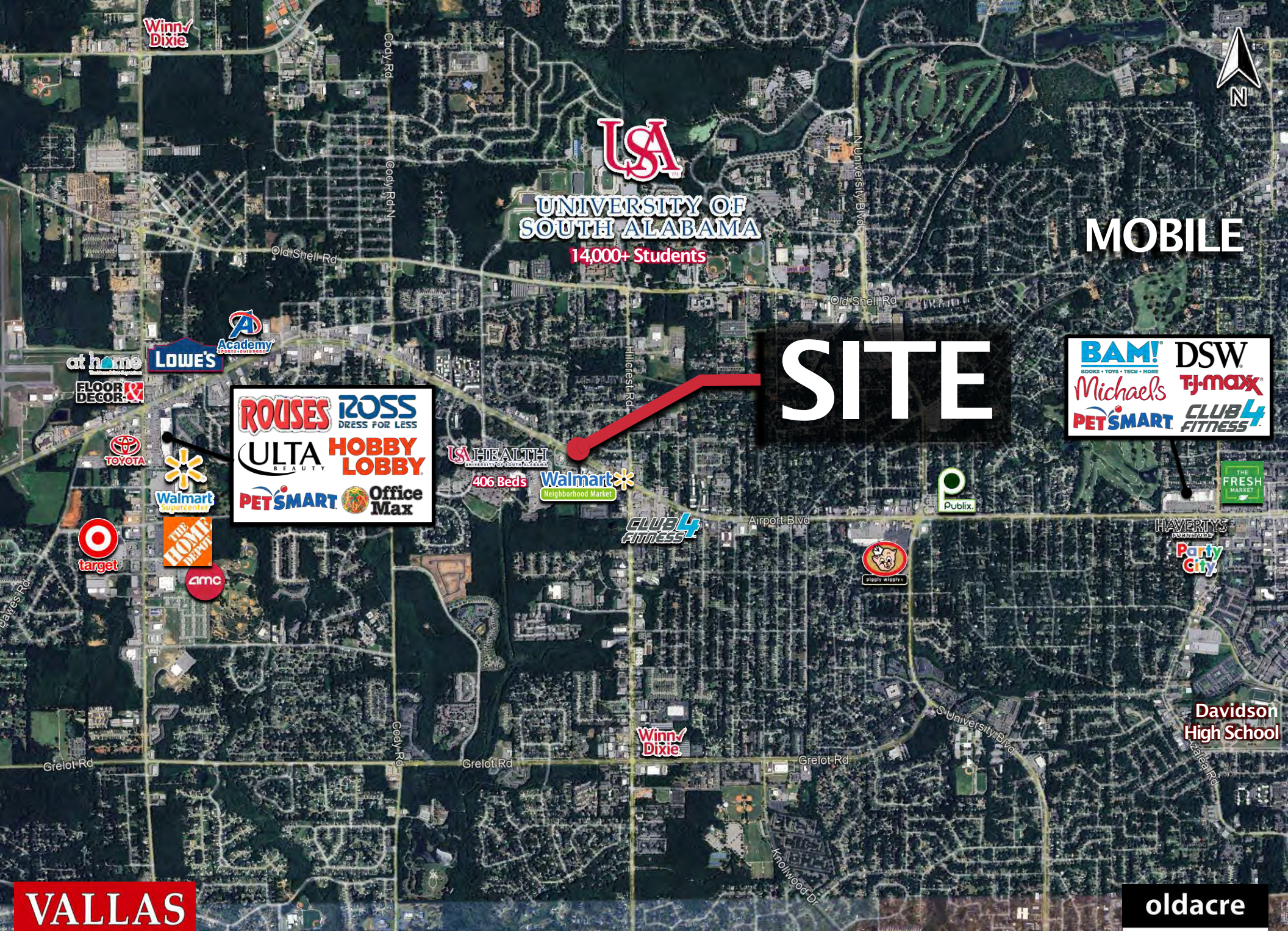


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MOBILE, ALABAMA



Winn-Dixie

USA

UNIVERSITY OF
SOUTH ALABAMA

14,000+ Students

MOBILE



SITE

at home

LOWE'S

Academy

FLOOR DECOR

TOYOTA

Walmart
Supercenter

THE HOME DEPOT

amc

target

ROUSES
ROSS DRESS FOR LESS
ULTA BEAUTY
HOBBY LOBBY
PET SMART
Office Max

USA HEALTH
406 Beds

Walmart
Neighborhood Market

CLUB 4
FITNESS

Airport Blvd

Publix

play it again

BAM!
BOOKS • TOYS • TECH • MORE
Michael's
PET SMART
DSW
TJ-maxx
CLUB 4
FITNESS

THE FRESH
MARKET

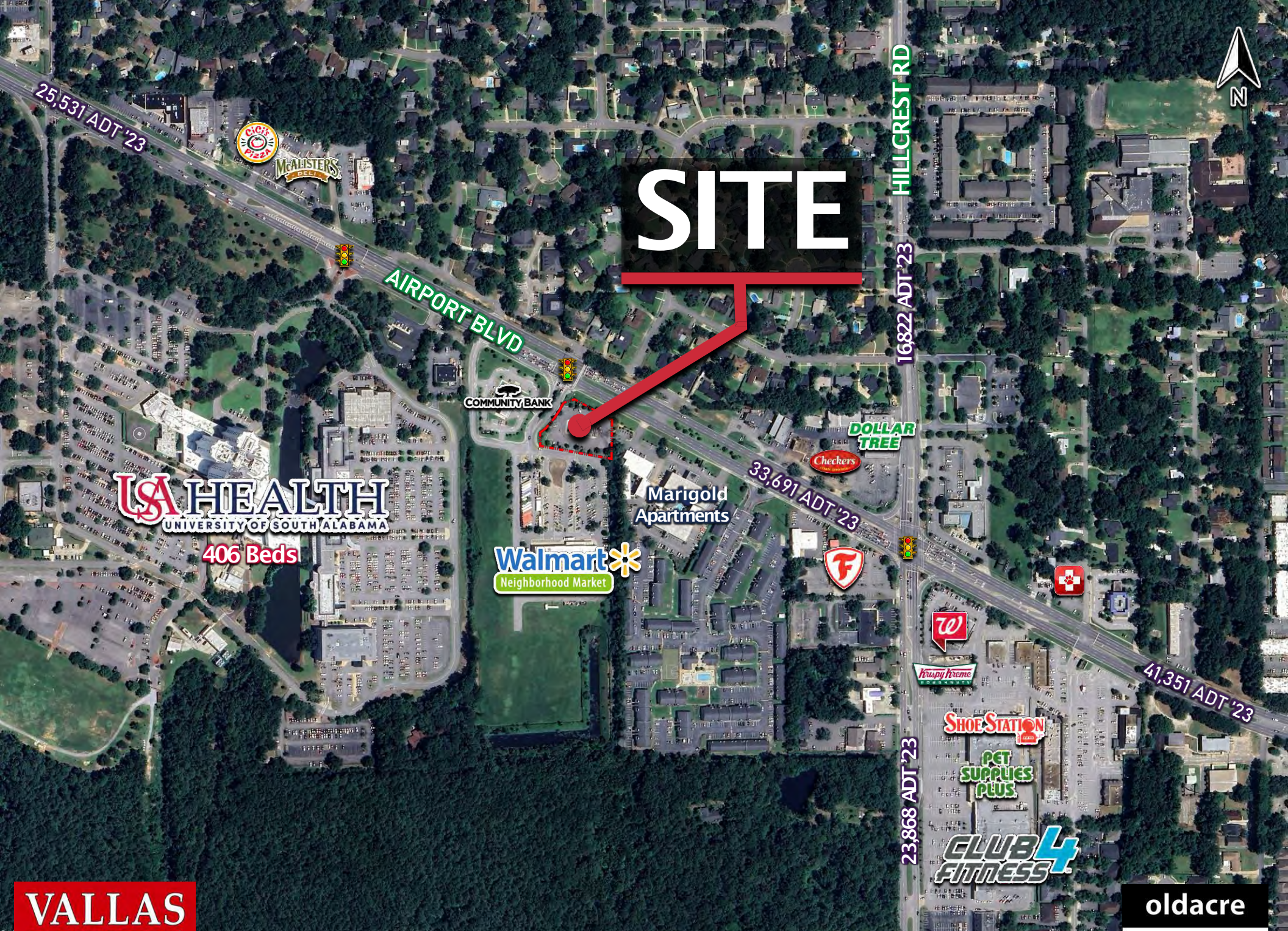
HAVERTY'S
Party City

Davidson
High School

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HIGH AERIAL

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SITE

AIRPORT BLVD

HILLCREST RD

16,822 ADT '23

33,691 ADT '23

41,351 ADT '23

23,868 ADT '23

USA HEALTH
UNIVERSITY OF SOUTH ALABAMA
406 Beds

COMMUNITY BANK

Walmart
Neighborhood Market

Marigold
Apartments

DOLLAR TREE

Checkers

F

W

Krispy Kreme

SHOE STATION

PET SUPPLIES PLUS

CLUB 4 FITNESS

VALLAS
REALTY, INC.

MEDIUM AERIAL

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33,691 ADT '23

AIRPORT BLVD

SITE

Marigol
Apartments

USA HEALTH
UNIVERSITY OF SOUTH ALABAMA

Walmart
Neighborhood Market

VALLAS
REALTY, INC.

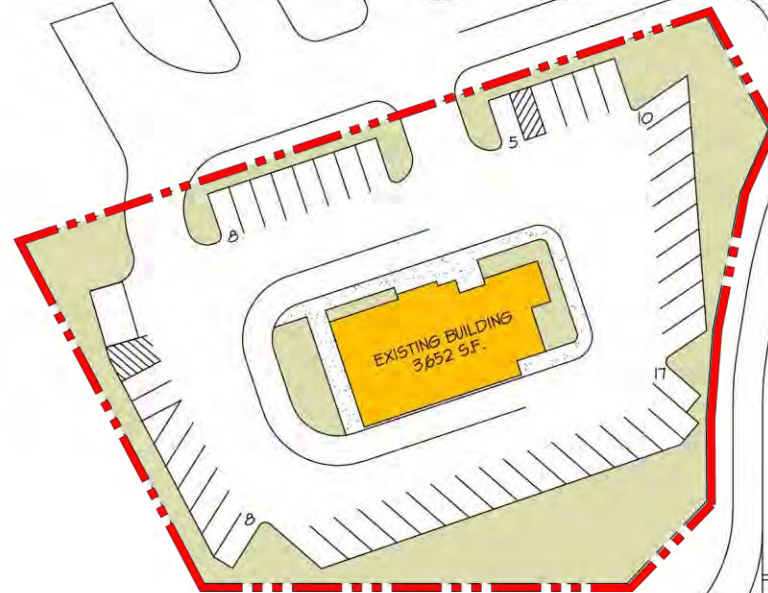
LOW AERIAL

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SITE PLAN



SITE DATA	
LAND AREA:	1.04± ACRES
BUILDING AREA:	3,652 S.F.
PARKING DATA:	
PROVIDED 48 CARS	13.1 ± 1 KSF



33,691 ADT '23

AIRPORT BLVD



SITE PLAN

DRAWING
6551 Airport Blvd_03

DATE
10-31-24

DRAWN BY
S. Beckett



**VALLAS
REALTY, INC.**



THE BULLS-EYE

SITE PLAN

**oldacre
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SITE PLAN



SITE PLAN

DRAWING
6551 Airport Blvd_03

DATE
10-31-24

DRAWN BY
S. Beckett



VALLAS
REALTY, INC.



THE BULLS-EYE

AERIAL SITE PLAN

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