

FOR LEASE

Former Rite Aid - Mobile, AL

5440 Highway 90 W | Mobile, AL



REPRESENTATIVE PHOTO
ACTUAL PHOTO COMING SOON



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

12,062 SF



Description

12,062 SF Former Rite Aid with drive-thru in Winn-Dixie anchored center. Located on Government Boulevard/Highway 90 W in Mobile, AL. Easy access to I-10.

Demographics

	1 MILE	3 MILES	5 MILES
Population	2,670	26,660	79,385
Average HH Income	\$48,076	\$67,186	\$74,087
Daytime Population	7,126	30,619	71,920

Year: 2018 | Source: Esri

Contact

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Traffic Counts

US 90/Government Boulevard, SE of Site	23,620 VPD
I-10, E of Site	85,280 VPD
Three Notch Road, W of Site	12,450 VPD
US 90/Government Boulevard, N of Site	20,470 VPD

Year: 2017 | Source: ALDOT

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Executive Summary

5440 Highway 90 W | Mobile, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	2,827	24,558	71,279
2010 Population	2,761	25,029	75,369
2018 Population	2,670	26,660	79,385
2023 Population	2,649	27,508	81,305
2000-2010 Annual Rate	-0.24%	0.19%	0.56%
2010-2018 Annual Rate	-0.41%	0.77%	0.63%
2018-2023 Annual Rate	-0.16%	0.63%	0.48%
2018 Male Population	49.8%	48.3%	48.1%
2018 Female Population	50.2%	51.7%	51.9%
2018 Median Age	37.0	40.3	40.5

In the identified area, the current year population is 79,385. In 2010, the Census count in the area was 75,369. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 81,305 representing a change of 0.48% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	81.9%	75.8%	69.4%
2018 Black Alone	10.5%	17.9%	24.2%
2018 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2018 Asian Alone	1.1%	1.7%	2.6%
2018 Pacific Islander Alone	0.3%	0.1%	0.1%
2018 Other Race	2.2%	1.6%	1.2%
2018 Two or More Races	3.4%	2.2%	2.0%
2018 Hispanic Origin (Any Race)	7.6%	4.1%	3.3%

Persons of Hispanic origin represent 3.3% 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 49.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,178	9,540	27,496
2010 Households	1,132	9,936	29,876
2018 Total Households	1,098	10,655	31,524
2023 Total Households	1,092	11,021	32,302
2000-2010 Annual Rate	-0.40%	0.41%	0.83%
2010-2018 Annual Rate	-0.37%	0.85%	0.65%
2018-2023 Annual Rate	-0.11%	0.68%	0.49%
2018 Average Household Size	2.42	2.48	2.51

The household count in this area has changed from 29,876 in 2010 to 31,524 in the current year, a change of 0.65% annually. The five-year projection of households is 32,302, a change of 0.49% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2010. The number of families in the current year is 21,420 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$38,173	\$52,010	\$54,078
2023 Median Household Income	\$45,205	\$58,658	\$60,921
2018-2023 Annual Rate	3.44%	2.43%	2.41%
Average Household Income			
2018 Average Household Income	\$48,076	\$67,186	\$74,087
2023 Average Household Income	\$56,022	\$76,572	\$84,172
2018-2023 Annual Rate	3.11%	2.65%	2.59%
Per Capita Income			
2018 Per Capita Income	\$19,013	\$26,848	\$29,485
2023 Per Capita Income	\$22,172	\$30,630	\$33,491
2018-2023 Annual Rate	3.12%	2.67%	2.58%

Households by Income

Current median household income is \$54,078 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,921 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,087 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$84,172 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,485 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,491 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,285	10,160	29,136
2000 Owner Occupied Housing Units	739	6,967	20,083
2000 Renter Occupied Housing Units	439	2,572	7,413
2000 Vacant Housing Units	107	621	1,640
2010 Total Housing Units	1,237	10,734	32,083
2010 Owner Occupied Housing Units	635	6,861	20,823
2010 Renter Occupied Housing Units	497	3,075	9,053
2010 Vacant Housing Units	105	798	2,207
2018 Total Housing Units	1,269	11,576	34,079
2018 Owner Occupied Housing Units	585	6,818	20,964
2018 Renter Occupied Housing Units	513	3,837	10,561
2018 Vacant Housing Units	171	921	2,555
2023 Total Housing Units	1,288	12,028	35,098
2023 Owner Occupied Housing Units	603	7,207	21,869
2023 Renter Occupied Housing Units	488	3,814	10,433
2023 Vacant Housing Units	196	1,007	2,796

Currently, 61.5% of the 34,079 housing units in the area are owner occupied; 31.0%, renter occupied; and 7.5% 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 32,083 housing units in the area - 64.9% owner occupied, 28.2% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 2.72%. Median home value in the area is \$149,451, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.85% annually to \$163,759.