

Vacant Medical For Sale/Lease

9971 Airport Blvd, Mobile, AL 36608

Healthcare
Investment Opportunity

Offering Memorandum



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Hutt Cooke

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(866) 889-0550

listings@matthews.com

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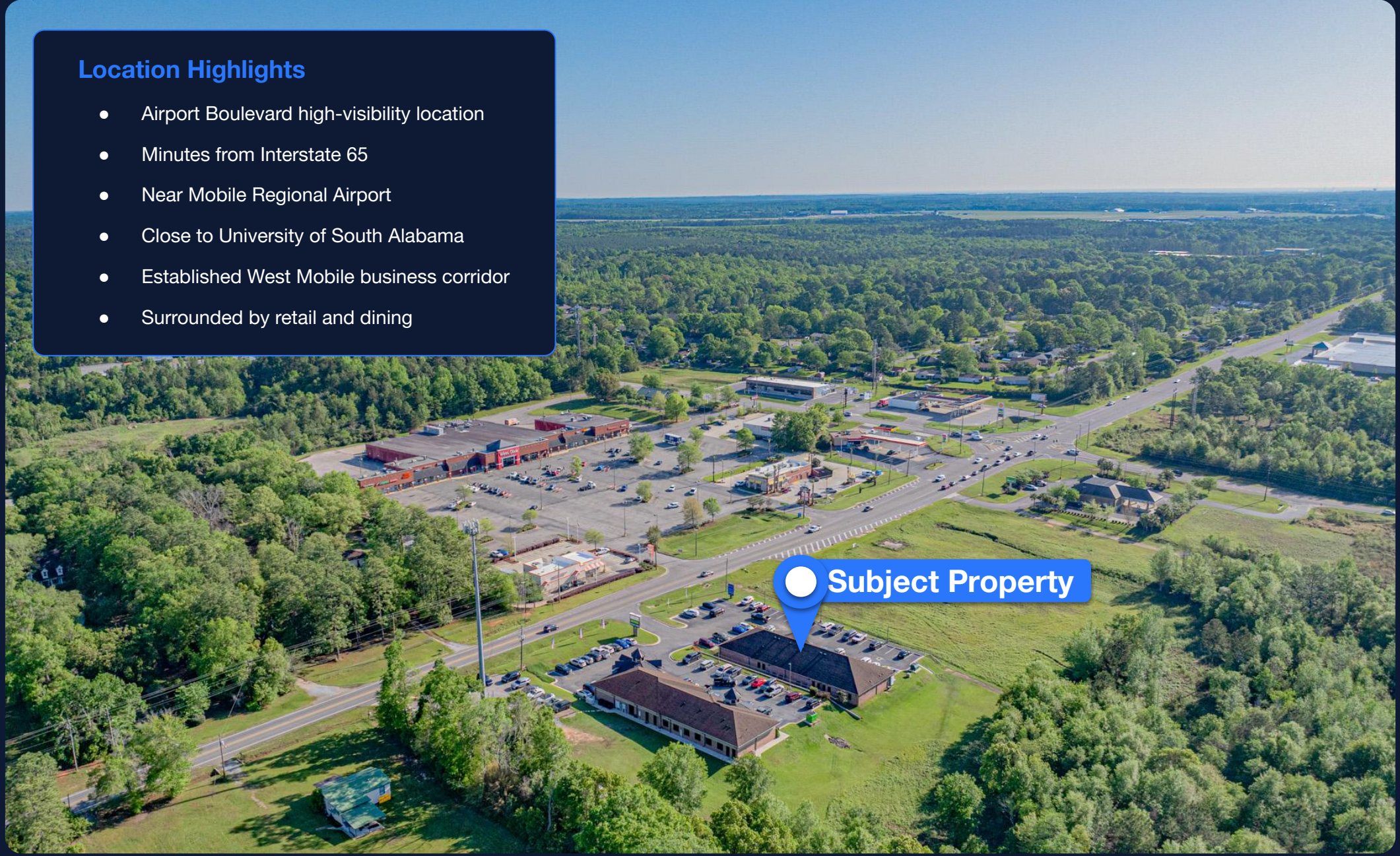
Property Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608

Location Highlights

- Airport Boulevard high-visibility location
- Minutes from Interstate 65
- Near Mobile Regional Airport
- Close to University of South Alabama
- Established West Mobile business corridor
- Surrounded by retail and dining

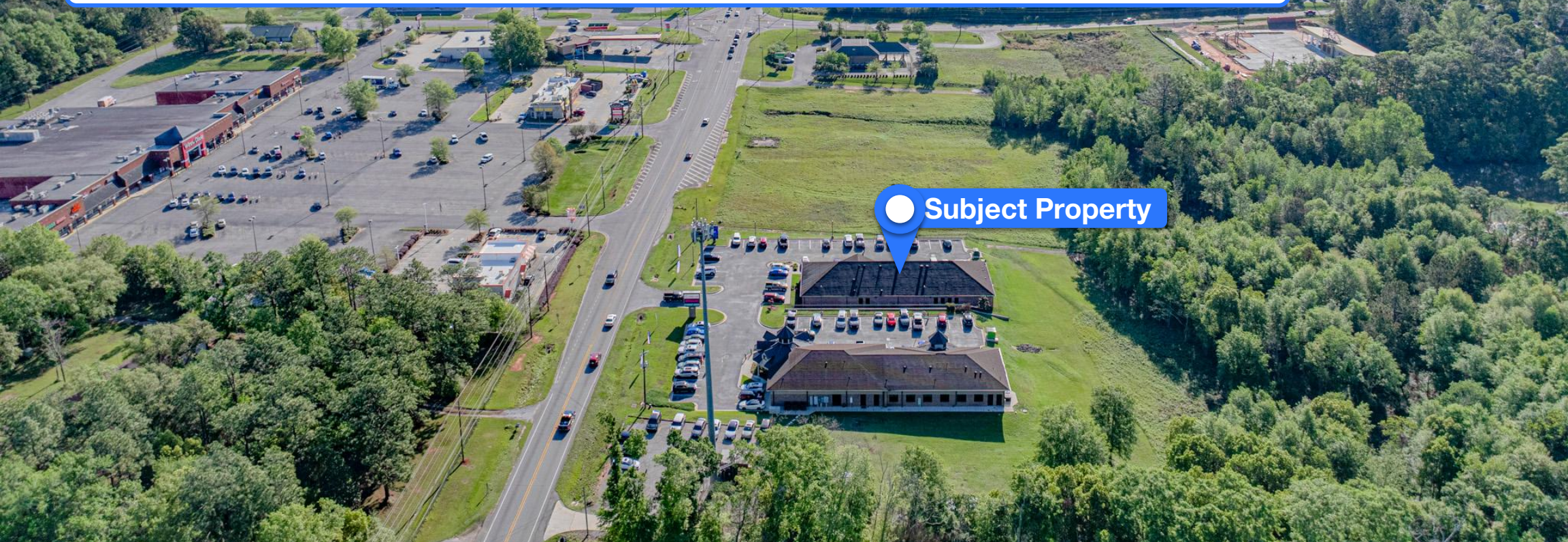
An aerial photograph showing a large, single-story commercial building with a dark roof and a parking lot filled with cars. The building is situated in a green, wooded area. In the background, there are other commercial buildings, parking lots, and a road intersection. A blue location pin with a white dot is placed over the subject property.

Subject Property

Location Highlights

Excellent Retail Synergy

- **Established Commercial Corridor:** Positioned along Airport Boulevard, one of West Mobile's primary commercial and professional corridors. The new ALDI at 9948 Airport Blvd (off Snow Road) in West Mobile, Alabama, officially opened its doors on July 30, 2026. This location took over a former Winn-Dixie space in the shopping center.
- **Strong Healthcare Presence:** Surrounded by medical offices, Providence Hospital, and regional healthcare providers.
- **Growing West Mobile Demographics:** Serving one of Mobile's most established and expanding residential trade areas.
- **Excellent Regional Accessibility:** Convenient access to Interstate 65, Interstate 10, and Mobile Regional Airport.
- **Purpose-Built Medical Facility:** Well-suited for healthcare, professional office, or institutional users.
- **Long-Term Market Fundamentals:** Supported by stable population, healthcare demand, and sustained economic growth.



Investment Highlights

- **Owner-User Opportunity** – Ideal for medical practices, healthcare providers, or professional office users seeking to control occupancy costs and build equity.
- **Immediate Occupancy** – Available for immediate use without waiting for existing leases to expire.
- **Purpose-Built Medical Improvements** – Existing exam rooms, reception area, procedure rooms, nurses' stations, and medical infrastructure reduce build-out costs and time to occupancy.
- **Strong Medical Location** – Situated near hospitals, outpatient centers, physician offices, or other healthcare providers that drive patient referrals and complementary demand. Previous tenant benefited from a significant volume of patient referrals generated by the adjacent urgent care due to excess patient demand.
- **Limited Capital Expenditure Requirements** – Existing medical improvements may substantially reduce tenant improvement costs compared to second-generation office space.
- **Scarce Medical Inventory** – Limited supply of comparable medical buildings within the market supports long-term leasing fundamentals.





 **Mobile Regional Airport**
±2.3 Miles Away

 **Maxwell Place**
Neighborhood

 **Trailwoods**
Neighborhood

AIRPORT 1
SELF STORAGE

New Construction



Snow Rd S ± 11,950 VPD

New Construction



 **REGIONS**

Subject Property

Airport Blvd ± 13,210 VPD

New Development

 **Heritage Lake**
±0.8 Miles Away

Winn-Dixie

SUBWAY



Great Oaks
Veterinarian

 **O'Reilly**
AUTO PARTS

CIRCLE K



 **McDonald's**

 **WHATABURGER**

 **COMPASS**
URGENT CARE
Your Path to Better Health

 **Parker Dental**
& Orthodontics

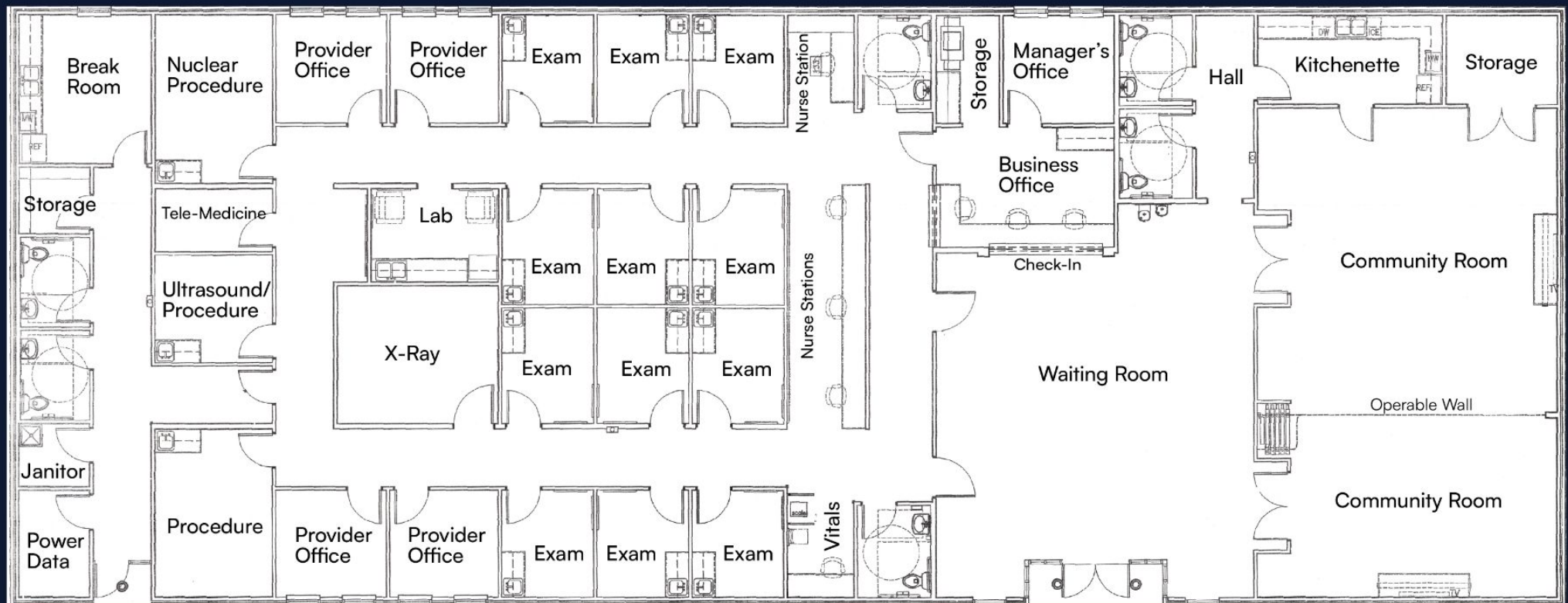
THOMAS
MOORE &
PEDIATRIC DENTISTRY

Airport Blvd $\pm 13,210$ VPD



$\pm 7,438$ SF

Floor Plan



Interior Photos



Interior Photos



Financial Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608



Financial Summary

\$2,000,000

List Price

\$24.00/SF

Lease Rate

2016

Year Built

7,438

SF

RBA

0.73 AC

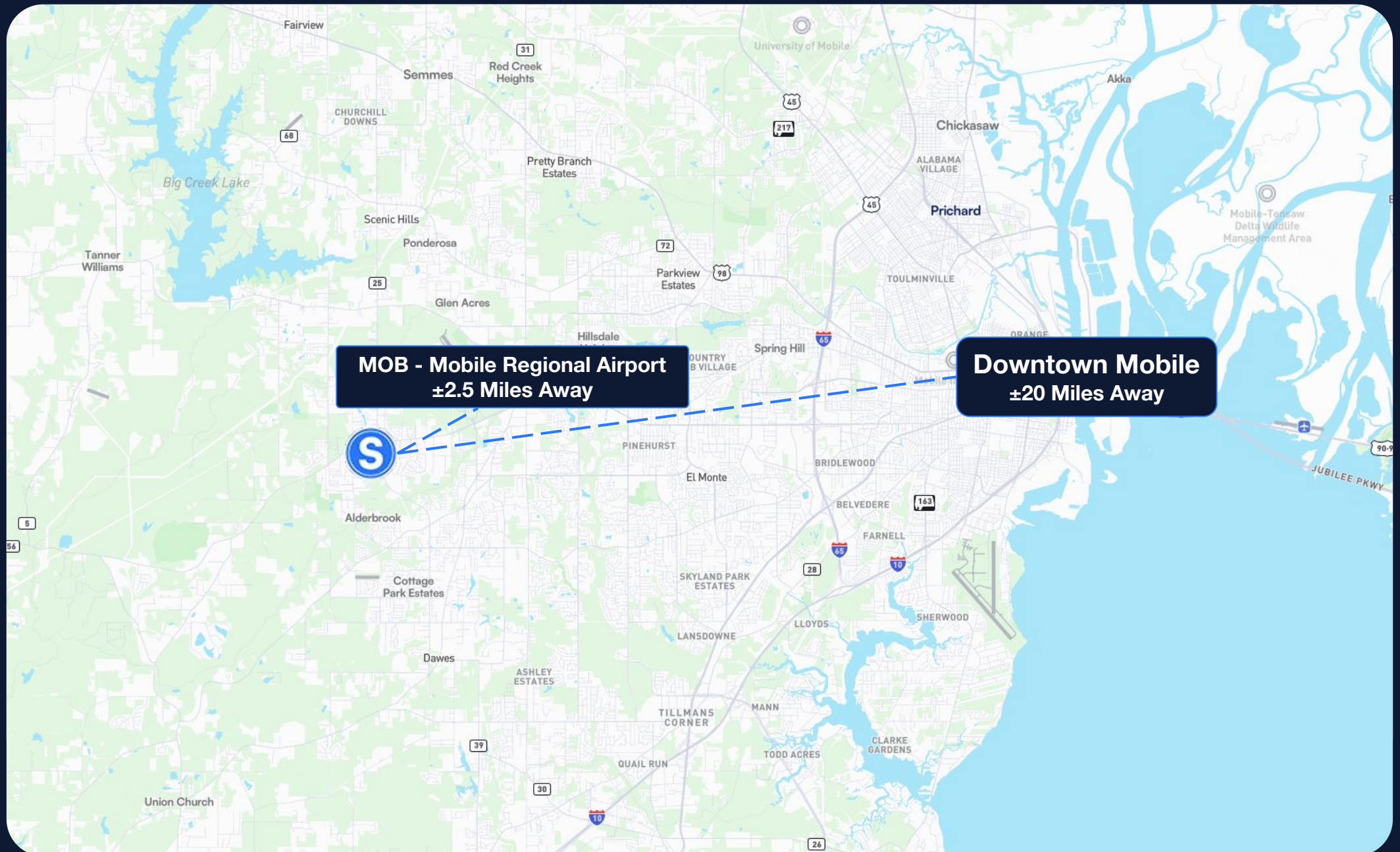
Lot Size



Market Overview

Vacant Medical

9971 Airport Blvd, Mobile, AL 36608



Mobile, AL

Market Demographics

203,416

Total Population

\$78,270

Average HH Income

91,550

Employed Population

37.3

Median Age



Local Market Overview

Mobile, Alabama is the economic and cultural center of the central Gulf Coast, supported by a diverse employment base that includes aerospace, maritime, healthcare, manufacturing, logistics, and higher education. Its strategic location along Interstate 10, Interstate 65, the Port of Mobile, and Mobile Regional Airport provides efficient regional and national connectivity for businesses, residents, and visitors. Major institutions such as Airbus, Austal USA, Infirmity Health, and the University of South Alabama contribute to a stable economy and support continued commercial and residential growth throughout the region.

West Mobile is one of the city's primary commercial districts, offering a mix of established neighborhoods, medical campuses, shopping centers, restaurants, and professional office developments. The area provides convenient access to healthcare services, educational institutions, and everyday amenities while maintaining excellent connectivity to downtown Mobile and the greater Gulf Coast region. Combined with a diverse economic base and a strong quality of life, these characteristics make Mobile an important destination for businesses, healthcare providers, and the surrounding community.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,002	54,154	202,848
Current Year Estimate	20,405	55,134	206,153
2020 Census	21,989	58,929	218,767
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,209	20,708	79,460
Current Year Estimate	7,361	21,096	80,838
2020 Census	7,954	22,599	86,170
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$101,858	\$93,447	\$84,306

Economy

Mobile, Alabama has one of the most diverse economies along the Gulf Coast, supported by industries including aerospace, shipbuilding, advanced manufacturing, healthcare, logistics, and maritime commerce. The Port of Mobile serves as one of the nation's largest and fastest-growing deep-water ports, handling a wide range of domestic and international cargo that supports regional supply chains and industrial development. Major employers such as Airbus, Austal USA, Alabama State Port Authority, Infirmary Health, and the University of South Alabama provide a stable employment base while attracting continued public and private investment.

The city's transportation infrastructure strengthens its role as a regional business center, with direct access to Interstate 10, Interstate 65, five Class I railroads, and Mobile Regional Airport. Continued expansion at the Port of Mobile, manufacturing facilities, and logistics operations has generated new employment opportunities and reinforced Mobile's position as a gateway to the Gulf Coast. Combined with a skilled workforce, competitive operating costs, and access to national and global markets, these advantages continue to support business growth across a broad range of industries.

**#33 Lowest Cost of
Living City**
(U.S. NEWS & WORLD REPORT)

5 Class I Railroads
(NICHE)

Employers	Employees
University of South Alabama	11,500
Mobile County Public School System	7,463
Infirmary Health System	6,500
USA Health	6,400
Airbus U.S. Manufacturing Facility	2,600
Austal USA	2,500
City of Mobile	2,230
Mobile County Commission	1,930
Alabama State Port Authority	1,750
Walmart	1,650

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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