

SUMMARY

RETAIL COMPETITION

AERIAL

SITE PLAN

PHOTOS

FOR LEASE

PROPERTY OVERVIEW

Stirling Properties is pleased to present the Mobile Festival Centre, located at the highly trafficked intersection of I-65 and Airport Boulevard. This ±380,619 SF shopping center is in the middle of Mobile County's major retail area on Airport Boulevard. The center is anchored by notable tenants such as Dirt Cheap, JOANN, and Academy Sports + Outdoors, with this Academy Sports + Outdoors ranking #1 most visited of the chain in the Mobile/Pensacola DMA, and #4 most visited in the state. With excellent frontage on Airport Boulevard, ample parking, pylon signage, easy access, and high traffic counts, this center is a prime site for national or local retailers.

GLA

- ±380,619 SF

AVAILABLE

- ±1,278 - ±31,874 SF

LEASE RATE

- \$15.00 - \$22.00 PSF + NNN

AREA BUSINESSES

The Home Depot, Rooms To Go, T.J.Maxx, La-Z-Boy, West Marine, The Fresh Market, Office Depot, Briquettes Steakhouse, Shoppes at Bel Air, Springdale Mall

2021 DEMOGRAPHICS

	1 MI	3 MI	5 MI	10 MI
Population	8,668	70,431	173,311	310,408
Avg. HH Income	\$46,715	\$73,022	\$64,909	\$65,616
Daytime Population	17,536	84,190	165,561	278,577
Households	4,330	30,862	73,299	125,586

TRAFFIC COUNTS (ADT 2019)

- On Airport Boulevard, east of site: 53,861
- On I-65, north of site: 102,245

ZONING

- B-3



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PINEBROOK SHOPPING CENTER

MOD, PET SMART, BAM!, WHOLE FOODS, ZOE'S KITCHEN, edible, Stipp's

MCGREGOR SQUARE

THE FRESH MARKET, CLUB FITNESS, TJ-MAXX, Office DEPOT

YESTER OAKS

BRICK & SPON, FIREHOUSE SUBS, PLATO'S CLOSET, OrangeTheory FITNESS

SPRINGDALE MALL

Walmart, sam's club, BURKES Outlet, Marshalls, ULTA, HomePlus, CONN'S, BIG LOTS!, SHOE STATION, Michaels, DAVID'S BRIDAL, Curlington, BED BATH & BEYOND, WORLD MARKET, CINE

THE SHOPPES AT BEL AIR

Dillard's, Chick-fil-A, Starbucks, JCPenney, belk, UNITED STATES POST OFFICE, TARGET, THE CHILDREN'S PLACE, Bath & Body Works, GNC, LIVE WELL, McDonald's, DOLLAR TREE, AMERICAN EAGLE OUTFITTERS, H&M

MOBILE FESTIVAL CENTRE

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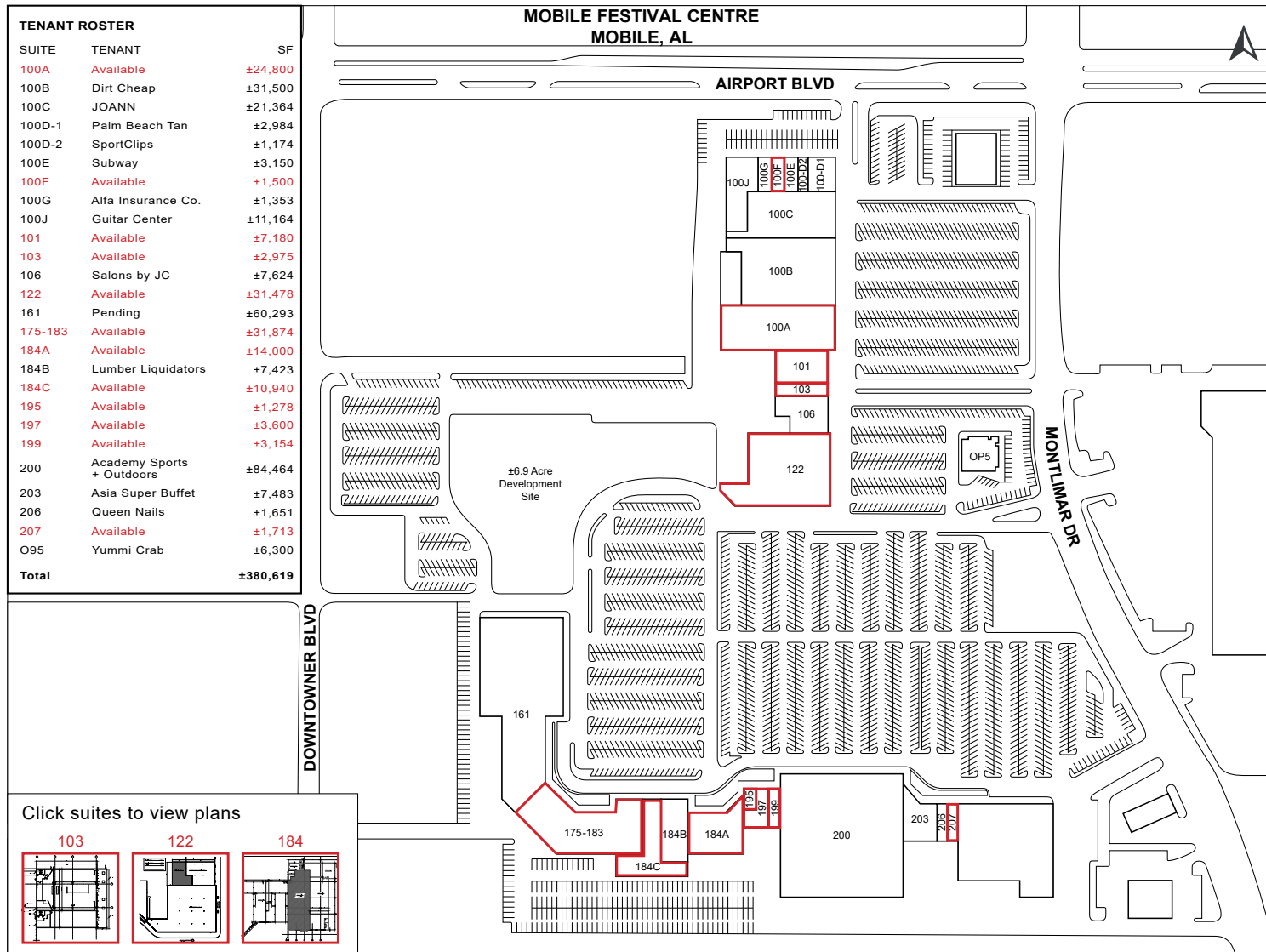
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*Data provided by Placer.ai (2019 Stats)

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