

Shoppes at Bel Air

3299 Bel Air Mall, Mobile, AL 36606



EXCLUSIVE RETAIL LEASING PACKAGE

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The Shoppes at Bel Air is home to Mobile's only enclosed Mall. It is a perfect location for an exciting shopping platform offering **highway access, excellent signage, ample parking** and **public transportation for shoppers**. Anchored by Dillard's, JC Penney and Belk, and Target, it is one of Mobile's shopping destinations for a diverse and discerning consumer base.

The Shoppes at Bel Air is located at the corner of Airport Boulevard and I-65, it has served as one of the **primary retail venues** for the west Mobile shopping district for over 4 decades. It features more than **130 stores and restaurants**.

In addition to providing a **unique shopping experience**, the Shoppes at Bel Air is sure to be an exciting **entertainment destination** with several restaurants and food court, tempting shoppers with an array of tasty delights. The entertainment options include **monthly events** that continue to be popular within the city of Mobile. Check out the upcoming events on their website.

PREMIER TENANTS

The Shoppes at Bel Air **features the city of Mobile's only department stores featuring Dillard's, Belk, JC Penney and Target** making it **one of the premier enclosed mall experiences in Alabama**. The existing Shoppes at Bel Air boasts an impressive roster of leading tenants such as: H&M, francesca's, Express, Kay Jewelers, Hot Topic, Journey's Lids, Pagoda, Pandora, Shades, Victoria's Secret, Spencers, Sunglass Hut, Shoe Dept., Tesla, Versona Sumiez, and many others.



LEGACY VILLAGE AT SPRING HILL

J.P. BANK J.Jill
 LOFT TAIL BOTS
 WILLIAMS pure barre
 SONOMA lululemon

MIDTOWN SHOPPING CENTER

Tuesday Morning ROSES EXPRESS Planet Fitness

SPRINGDALE MALL

sam's club Burlington BIG LOTS!
 WORLD MARKET
 ULTA burkes Marshalls
 Michael's BED BATH & BEYOND DAVID'S BRIDAL

PINEBROOK SHOPPING CENTER

PET SMART WHOLE FOODS
 BAM! BOOKS-A-MILLION FLEET FEET F45

MCGREGOR SQUARE

tj.maxx THE FRESH MARKET
 Office DEPOT DSW

52,786 AADT

OUTBACK
 DOLLAR TREE Party City
 DOLLAR GENERAL goodwill

53,861 AADT

RED LOBSTER STARBUCKS
 CHUCK E CHEESE

14,426 AADT

JOANN Pep Boys
 Dirt Cheap THE HOME DEPOT
 LUMBER LIQUIDATORS Academy

28,296 AADT

SITE

Dillard's belk
 JCPenney TARGET

14,000 AADT

10,921 AADT

TSCG





65

102,245 AADT

53,861 AADT

Airport Blvd

29,302 AADT

13,081 AADT

Airport Blvd

65

92,094 AADT

SHOPPES AT BEL AIR

SITE

Bel Air Blvd

14,000 AADT

10,921 AADT

Cottage Hill Rd

TSCG

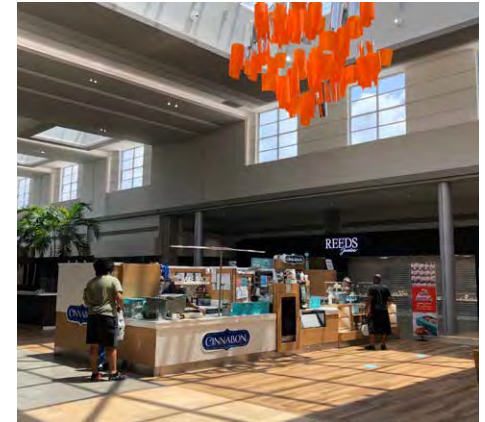
0 0.1 0.2 Miles



- The Shoppes at Bel Air is a Super Regional Mall with over 130 retailers & restaurants
- **AVAILABLE:**
 - Anchor Space consisting of 126,000 SF
 - Small Shop Spaces ranging from 776 SF - 26,277 SF
 - Former Restaurant Spaces
 - Outparcels
- Highly desirable location offering multiple access points and ample parking
- Located at the intersection of Airport Blvd at I-65
- Strong co-tenancy with JC Penney, Dillards, Belk, Target, H&M, and many more
- Area retailers include: Walmart Supercenter, Sam's Club, Bed Bath & Beyond, Home Depot, Lowe's, Michael's
- Traffic Counts:
 - 102,245 AADT (I-65)
 - 29,302 AADT (Airport Blvd)

DEMOGRAPHICS

	2020	1 Mile	3 Miles	5 Miles
POPULATION		75,575	172,793	235,201
DAYTIME POPULATION		98,064	198,796	266,800
HOUSEHOLDS		31,201	70,418	93,913
AVERAGE HH INCOME		\$61,412	\$57,814	\$58,879



MOBILE, ALABAMA



Mobile's **economic development** efforts through expansion over the past decade have garnered **\$1.7 billion in capital investment** and more than **17,400 jobs** with an average annual salary of \$54,000. Mobile is **ranked one of the nation's best places to live and grow a business**. The **low cost of doing business**, diverse business base, availability of **professional and skilled workforce**, intermodal **transportation hub** and **quality lifestyle** continue to **attract people and business**.

LEASING CONTACT



Shoppes at Bel Air



EXCLUSIVE LEASING AGENTS

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