

SUMMARY

LOCATION AERIAL

RETAIL COMPETITION

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- 4019: 5,000 SF

LEASE RATE

- \$18.00 /PSF + NNN

CO-TENANTS

Sola Salon

PROPERTY DESCRIPTION

4019 Airport Boulevard is a vibrant, high-traffic retail center strategically positioned along Airport Boulevard, one of Mobile's premier commercial corridors, with traffic counts approaching 58,967 vehicles per day. With co-tenants including Sola Salons, Outback Steakhouse, and Popeyes, the center offers outstanding visibility, consistent consumer traffic, and an established retail presence.

Glass storefronts create an inviting shopping environment while maximizing natural light, and prominent pylon signage provides exceptional branding opportunities with exposure to thousands of passing motorists each day.

Ideally located just nine minutes from Interstate 65, the property sits in the heart of Mobile's primary retail district. It is directly across from Pinebrook Shopping Center and within minutes of Bel Air Mall and Springdale Mall. The surrounding trade area is home to numerous national retailers, including Books-A-Million, PetSmart, Michaels, The Fresh Market, TJ Maxx, and many others, creating a powerful retail synergy that drives consistent customer traffic throughout the day.

The center also benefits from destination dining generated by its on-site restaurant, including Outback Steakhouse and Popeyes, further increasing daily visitation and reinforcing the property's position as a convenient shopping destination.

Located within a mature and well-established trade area, the property serves a robust consumer base supported by strong demographics and a thriving tourism economy. Mobile welcomes approximately 3.5 million visitors annually, generating more than \$1.9 billion in travel-related spending, providing an additional source of consumer demand beyond the local population.

BUILDING INFO

- Type: Retail Strip Center
- Building Size: 13,000 SF
- Land Area: 1.27 Acres





ANGELA McARTHUR
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5,000 PRIME RETAIL RETAIL STRIP CENTER

4019 Airport Boulevard, Mobile, AL

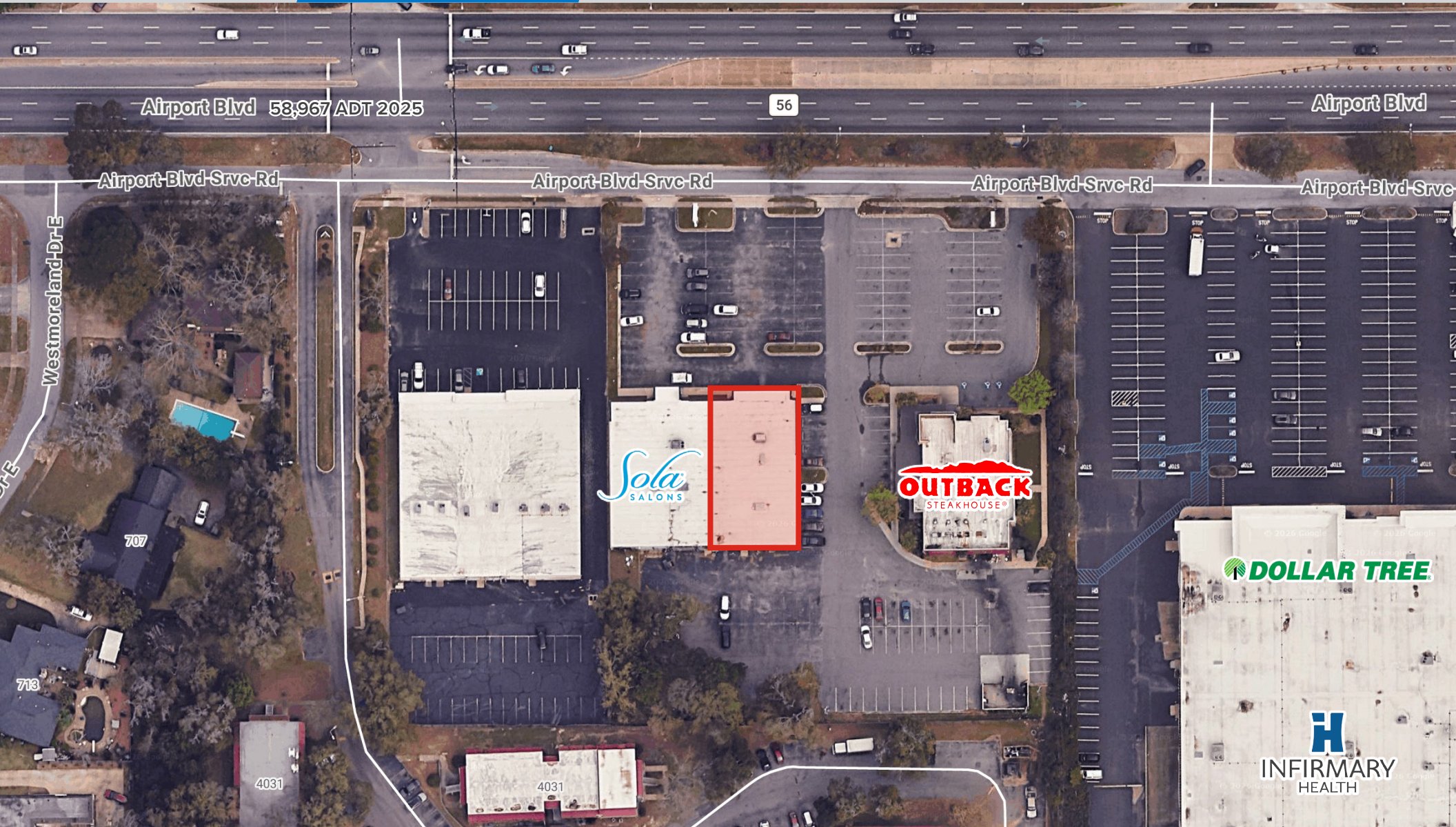
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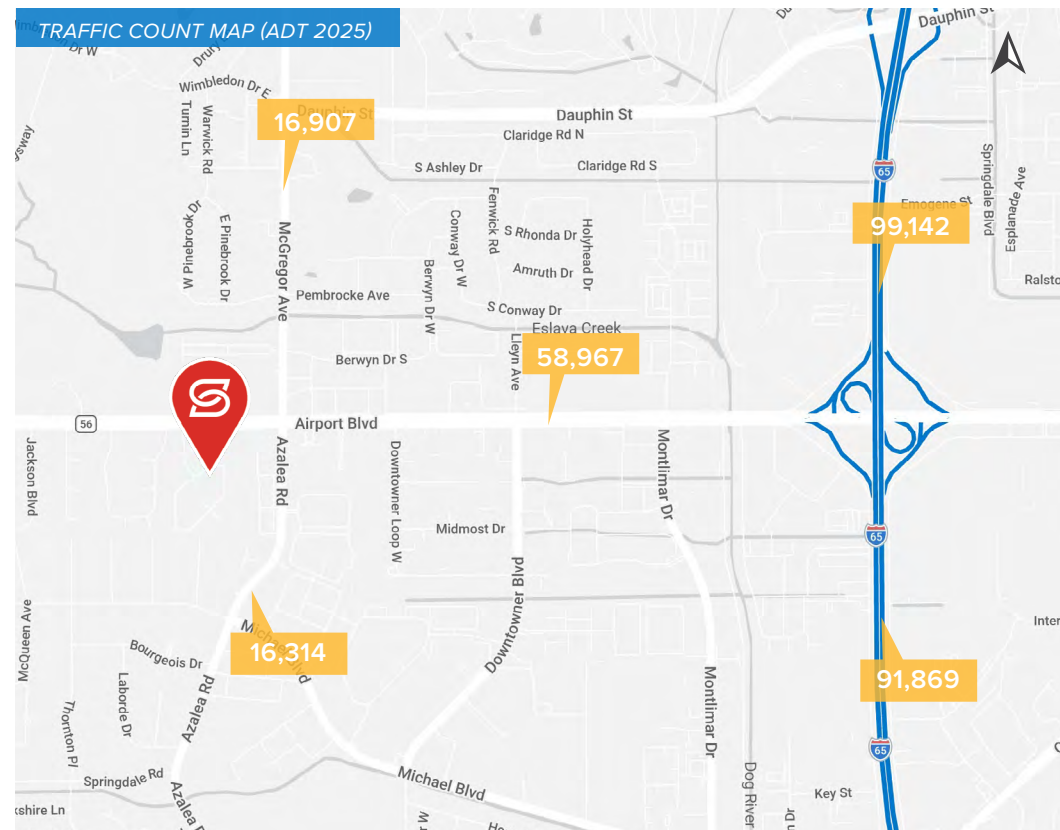
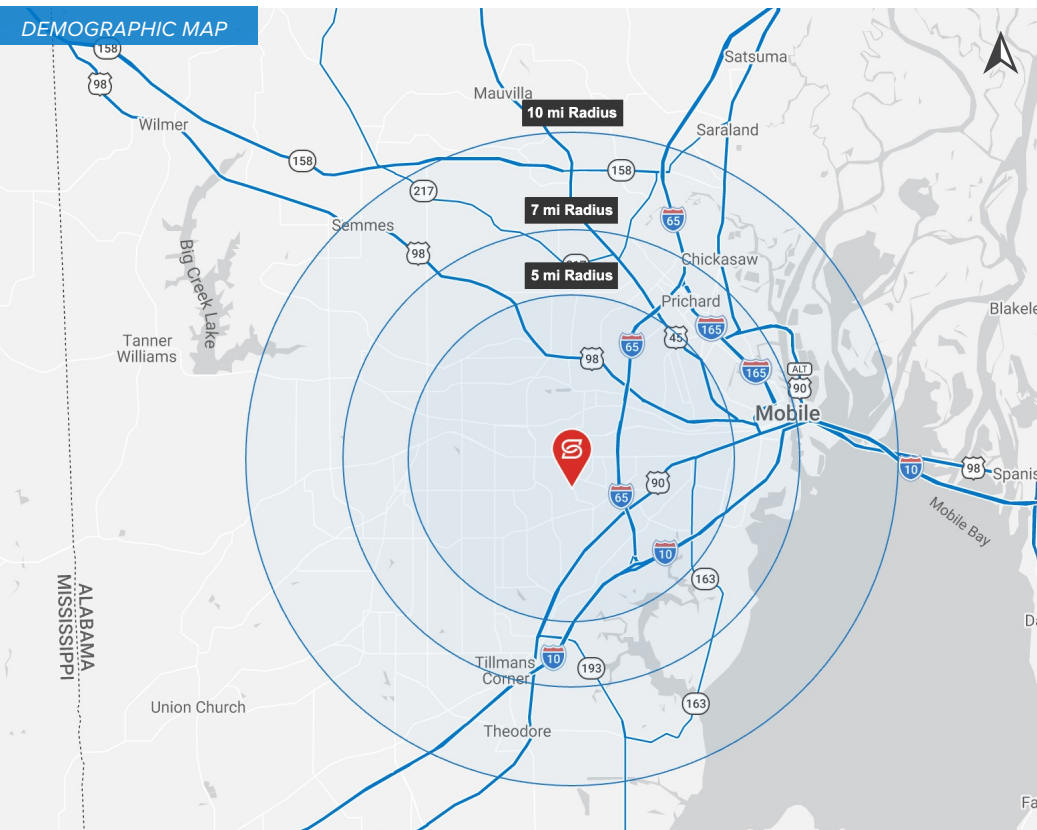
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2026 DEMOGRAPHICS



POPULATION

5 MI

163,035

7 MI

242,195

10 MI

305,406



AVG. HH INCOME

5 MI

\$88,388

7 MI

\$86,879

10 MI

\$88,920



HOUSEHOLDS

5 MI

69,937

7 MI

101,727

10 MI

126,245