ANGIE MCARTHUR

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SCHILLINGER PLACE SHOPPING CENTER

2502 S. Schillinger Road, Mobile, AL

SUMMARY

ANCHOR B

SITE PLAN

URROUNDING

AREA RETAIL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located on the southwest corner of Schillinger and Cottage Hill, this well positioned neighborhood center has the unique opportunity of an anchor position in a dense market.

Anchored by CLUB4 Fitness, this busy centers features 3 entrances to both Schillinger and Cottage Hill, ample parking, and excellent visibility. Shopping center has been upgraded to include LED lighting and a stunning new color scheme to highlight the stores.

Schillinger Place also offers a 10,000 SF pad located to the north, abutting the center. Landlord will build to suit for suitable tenant.

APPROXIMATE GLA

• 68,868 ± SF

IN-LINE RETAIL AVAILABILITY

- Anchor B: $11,284.1 21,453.8 \pm SF$ (Basic Shell, can be subdivided)
 - \$9.50 \$15.00 PSF + NNN \$3.24

OUTPARCELS

Buildable Pad: 10.000 ± SF

TENANTS

Club4Fitness, Pizza Hut, Mediterranean Sandwich Co., China One, Mediacom, Zeal Boutique, Nail Express, Maddy & Myla's Boutique, Mobile Liquor, Supplife Vitamins and Nutrition, 251 Nutrition









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JUNIOR ANCHOR

We are pleased to offer a junior anchor position in Schillinger Place Shopping Center. Façade will be reworked to highlight tenant space.

SIZE

21.453.8 ± SF

FRONTAGE

• 89'

HEIGHT

- · Interior Height: 22'
- BOB: 20'

ACCESS

- 4 Access Points
- Ample Parking

SIGNAGE

- Anchor signage on Schillinger Road and at the entrance on Cottage Hill Road.
- Half of Club4Fitness signs are dedicated to this space. Sign will be reworked.

DESCRIPTION

- Primarily Open
- · Multi-Stall Restrooms
- · Manager's Office
- Conference Area
- Dock High Loading
- Dock Staging Area
- Separate Small Dock with Roll Up Door

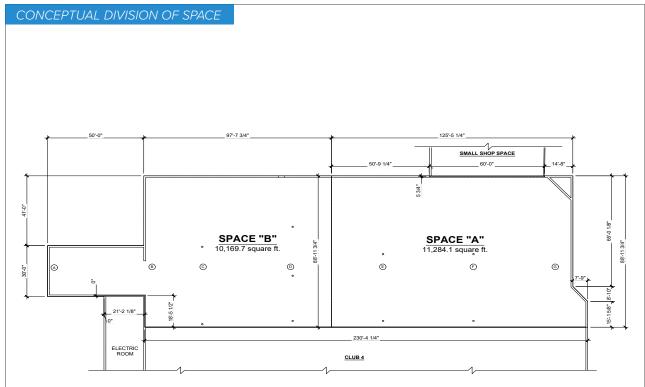




TABLE OF CLEARANCES ⊗										
AREA	BOTTOM OF DECK	BOTTOM OF STRUCTURE								
Α	17'-8"	14'-10"								
В	18'-4"	16'-8"								
С	18'-11"	16'-6"								
D	19'-11"	16'-6"								
E	20'- 10"	17'-2"								
F	21'-10"	18'- 1"								
G	23'- 0"	21'-0"								

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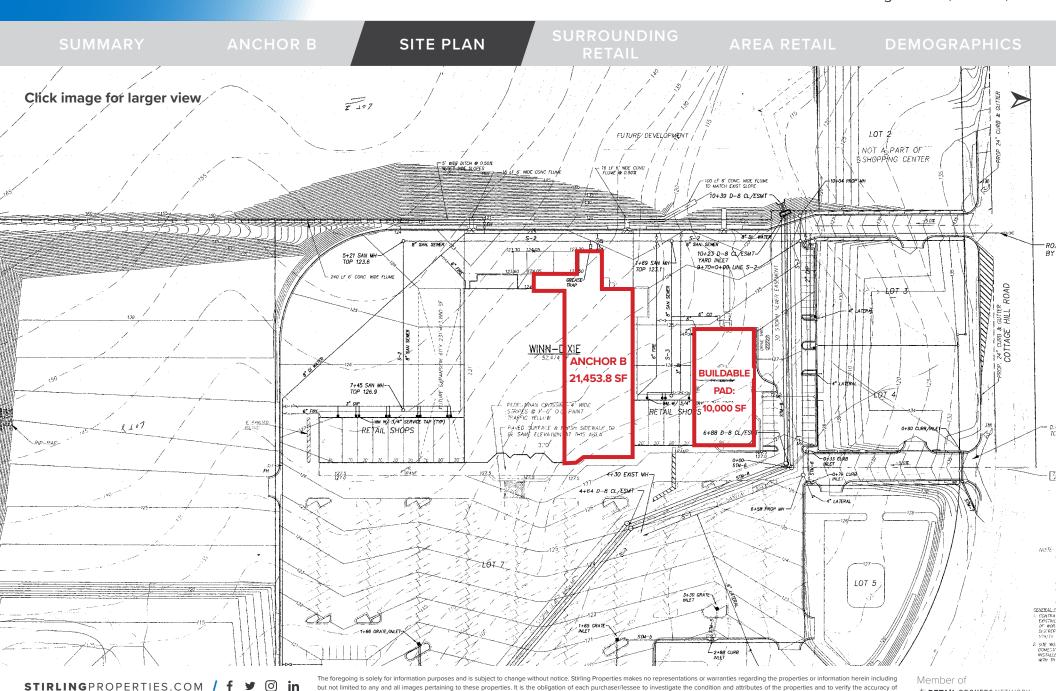
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RETAIL BROKERS NETWORK



but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of

the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 6/25

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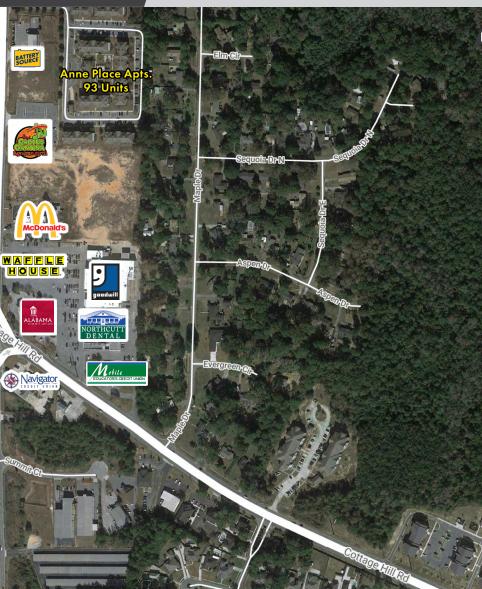
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SURROUNDING RETAIL







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AREA RETAIL





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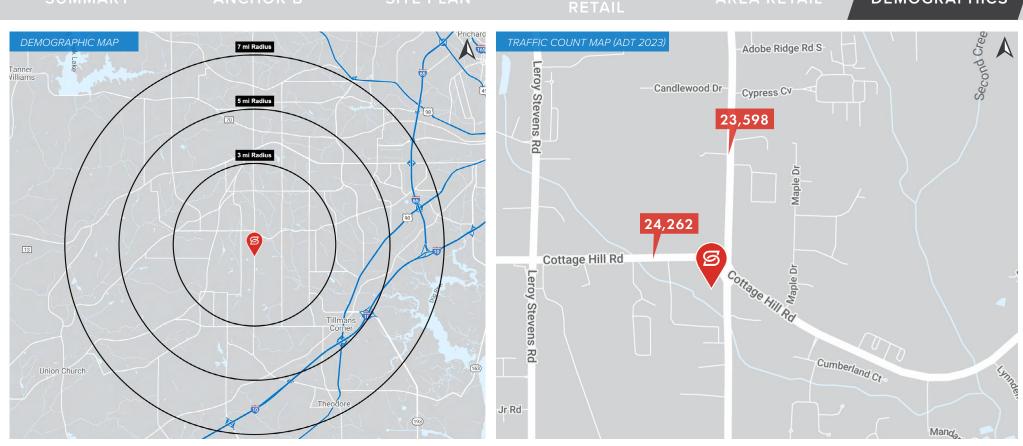
SUMMARY ANCHOR

SITE PLAN

URROUNDING RETAIL

AREA RETAIL

DEMOGRAPHICS



2025 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE		3 MILE	5 MILE	7 MILE	_	3 MILE	5 MILE	7 MILE
POPULATION	49,598	114,723	173,668	AVG. HH INCOME	\$105,514	\$93,653	\$93,936	HOUSEHOLDS	20,604	46,961	70,741