

FOR LEASE
1,500 - 5,000± SF
RETAIL CENTER
MOBILE, AL



Retail / Restaurant Available

3691 Airport Blvd
Mobile, AL 36608

Property Features

- Building Size: 16,799± SF
- Suite A: 2,000± SF **LEASED!**
- Suite B: 3,000± SF (min. 1,500 SF)
- Suite E: 5,000± SF
- End cap unit - former Panera Bread
- Excellent visibility from Airport Blvd.
- Pylon signage available
- Great location in prime retail corridor
- High traffic count on Airport Blvd (62,700 VPD)
- Zoned B-3
- Multi-tenant retail center with Good Feet Store, FedEx and Game Stop in tenant mix

LEASE RATE: \$26.50 /SF/YR NNN
\$19.00 /SF/YR NNN



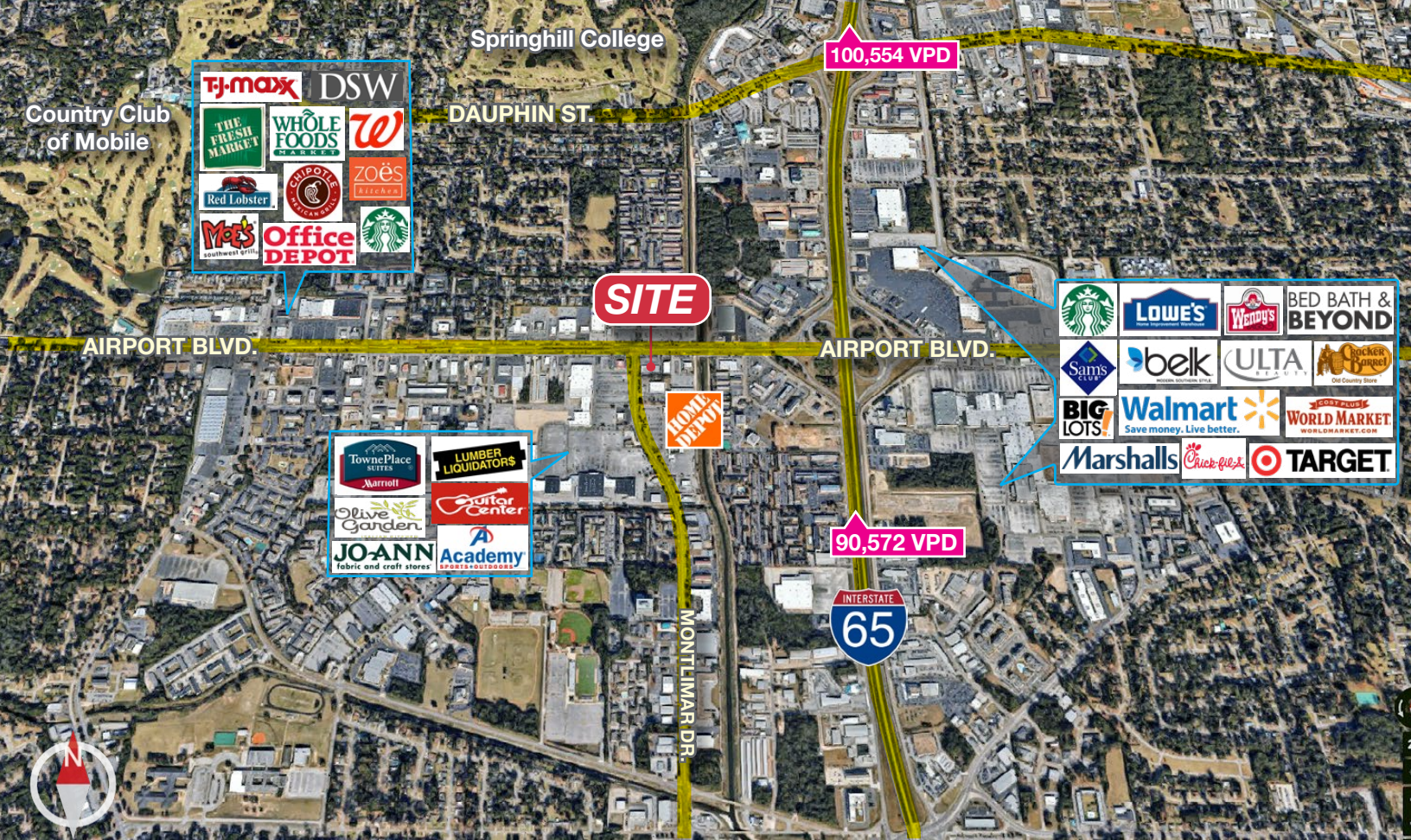
For more information:

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Location Description:

Prime retail or restaurant space available on Airport Boulevard. Tenant mix includes Good Feet Store, GameStop and FedEx. Located on the most vibrant retail corridor and one of the most highly-traveled intersections in Mobile. Excellent visibility and easy access from service road or Montlimar Drive (hard corner). Less than 0.5 miles to I-65 and fewer than four miles to I-10. Proximate to residential, professional office, restaurants, entertainment and more. Available immediately.



I-65	0.3 miles
Dauphin Street	1.1 miles
US HWY 90	2.2 miles
I-10	3.9 miles
Downtown Mobile	5.1 miles
Mobile Regional Airport	6.2 miles
Mobile Aeroplex at Brookley	6.7 miles
Baldwin Co., AL	18.5 miles

Demographics

2019	1 mile	3 mile	5 mile
Population	8,259	71,292	178,917
Households	3,950	30,137	73,287
Avg. Income	\$51,692	\$70,897	\$63,981
Total Businesses	1,059	4,349	7,260

*Full Demographics Reports available on request.



