

## SPACE FOR LEASE

1,750± SF

1,380± SF

4,800± SF

740 Schillinger Rd S  
Mobile, Alabama 36695

228.234.5663



Shops of Schillinger | Mobile, Alabama





The Shops on Schillinger is a 57,403 SF retail center in Mobile, AL, just south of the Mobile Regional Airport. Over 184,000 reside within the city of Mobile, and over 220,000 residents reside within a 20-minute drive from the retail center.

Built in 2003, Target, a leading retailer in the United States, anchors the Shops on Schillinger. The retail center has multiple spaces available for lease, ranging from 1,750 SF to 4,800 SF. Shop space tenants include Dollar Tree, Sports Clips, Marble Slab Creamery, Sally Beauty, Crafty Crab Restaurant, and Check'n Go. Additionally, tenants such as AT&T, Baskin Robbins, Panera Bread, and Chilis sit on the east side of the retail center and are accessible through the center's parking lot.



# Property Overview & Top Reasons to Do Business

## ADDRESS

740 Schillinger Rd S  
Mobile, AL 36695

## OCCUPANCY

85%

## SIZE

57,403 total square feet/  
6.5 Acres

## YEAR BUILT

2003

## LOCATION ACCESSIBILITY

The retail center is 30 minutes from Downtown Mobile, home to the 11th largest port in the U.S. Two interstates pass through Mobile, 1-10 and 1-65, and five Class 1 railroads.

## GROWING POPULATION

Mobile, Alabama is a growing city that saw an increase in population to 206,000 after three areas of West Mobile voted to join the city. Mobile is now the 2nd largest city in Alabama.<sup>1</sup>

(1) <https://www.cityofmobile.org/annexation/>

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	20 Min.
Population	4,818	46,508	220,235
Households	1,890	18,788	86,768
Median HH Income	\$58,823	\$54,075	\$53,539
Traffic Count Schillinger Rd & Old Government St	35,281 Per Day		

Co-Star Demographics 2023





## ANCHOR SPOTLIGHT

Target currently anchors the Shops on Schillinger. Target is one of the leading retailers in the United States, with almost 2,000 stores nationwide. Target's revenue continues to increase yearly, with a 2.94% increase for the twelve months ending on December 31, 2023, where revenues reached over \$109B.

In addition to being a grocer, Target sells apparel, household furnishings, beauty products, and houses Target Optical and a CVS pharmacy. The nearest intersection of Schillinger Rd and Old Government St sees an average traffic volume of 35,281 vehicles daily.

# Site Plan





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# Contact