

**LENSCRAFTERS RETAIL CENTER
4027-C Airport Blvd
Mobile AL 36608**

SUITE C is 2,100 SQ FT (18' by 120') and leases for \$22.00 per SQFT
Modified Gross

EXCELLENT VISIBILITY WITH NEW UPDATED LOOK

EXCELLENT TRAFFIC COUNT

Near south west corner of Airport & McGregor (+/- 50,000 CPD)
1 mile demographics: 11,342 daytime pop - median household income \$52,539
3 mile demographics: 93,644 daytime pop - median household income \$53,430

**Area Retailers Include Michael's, PetSmart, TJ Maxx, Fresh Market,
Haverty's, Books A Million, Regions Bank**

ATTRACTIVE BRICK BUILDING WITH STORE FRONT GLASS

UP-FRONT PARKING FOR ALL RETAIL CLIENTS

24 HOUR ACCESS TO THE RETAIL CENTER

**REAR DOOR ACCESS FOR EMPLOYEES AND FOR LARGE
TRUCK DELIVERIES**

SIGNAGE ON THE FRONT CANOPY FACING AIRPORT BOULEVARD

ADDITIONAL SIGNAGE ON PYLON SIGN

EASY INGRESS AND EGRESS FROM AIRPORT BOULEVARD
AT TRAFFIC LIGHT

OVER-FLOW AND EMPLOYEE PARKING IN REAR LOT

***THIS CENTER IS OWNED & MANAGED BY STEIN INVESTMENTS,
WHO HAS BEEN IN BUSINESS OVER 60 YEARS**