

RETAIL SPACE FOR LEASE IN SPRINGHILL

Newly Renovated Springhill Village | 4350 Old Shell Road | Mobile, AL 36608



- Retail Shopping Center anchored by Rouses Market and Ace Hardware
- Center currently undergoing extensive redevelopment and improvement
- Several spaces available for lease
- ±1,300 - ±4,000 SF of space available
- Located in Spring Hill, one of the most affluent neighborhoods in Mobile
- Surrounded by other retail & restaurants, services and financial institutions

Retail space available for lease in the **NEWLY RENOVATED** Springhill Village Shopping Center in Mobile, Alabama. Located at 4350 Old Shell Road in Mobile, Alabama, at the intersection of McGregor Avenue. Springhill Village boasts an ideal retail location in the most affluent neighborhood in Mobile, and high-quality, national tenants. Conveniently located at the signalized intersection of Old Shell Road and McGregor Avenue, with several entrances and curb cuts providing quick and convenient access to two main thoroughfares.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols, PE • 251.654.2989 • kenny@vallasrealty.com

Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | office: 251.344.1444



SUMMARY INFORMATION

Address: 4350 Old Shell Road
Mobile, Alabama 36608

Available Suites:

- Retail ±3,719 SF @ \$22.00 PSF
- Retail ±1,500 SF @ \$26.00 PSF
- Retail (End Cap) ±1,300 - ±4,000 SF

Inquire for Pricing

Shopping Center GLA: ±111,643 SF

Parking Spaces: 4 per ±1,000 SF

Signalized Entrances: 1 on Old Shell Road

Zoning: B-2, Neighborhood Bus

Anchor Tenants: Rouses Market, Five Gold Monkeys, Ace Hardware, UPS Store

NNN Expenses: \$4.83 PSF

MOBILE MARKET OVERVIEW

Mobile, Alabama is a part of the Mobile MSA, which has an estimated population of 413,000. The metro is completely encompassed by Mobile County, which is the second most populous county in the state. The city is positioned at the mouth of the Mobile River and is adjacent to the Gulf of Mexico. Mobile is the only city in Alabama to have a seaport. The Port of Mobile is the 12th largest port by volume in the United States.

Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets. Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA.

Tourists visited Alabama’s beaches, campgrounds, state parks, and hotels in record numbers in 2022. In a decade, the amount spent more than doubled from \$10.6 billion in 2012 to a record \$22.4 billion in 2022, with the trend on pace for even greater growth.

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Site Plan and Market Area Info

SPRINGHILL VILLAGE | RETAIL SPACE FOR LEASE | MOBILE, ALABAMA



Spring Hill is one of the most affluent neighborhoods of Mobile, in Mobile County, Alabama. Located on a tall broad hill 6 miles to the west of downtown Mobile, it has one of the highest elevations in the area. It gained its name from a number of natural springs at the site.

Spring Hill median real estate price is \$362,793, which is more expensive than 92.3% of the neighborhoods in Alabama and 69.2% of the neighborhoods in the U.S. The average rental price in Spring Hill is currently \$1,673, higher than 96.5% of the neighborhoods in Alabama. This neighborhood also has a higher income than 75.4% of the neighborhoods in America.

Due to its popularity among college students who already choose to live here, its walkability, and its above average safety from crime, the neighborhood is rated among the top 2.5% of college-friendly places to live in the state of Alabama. In addition to being an excellent choice for college students, this neighborhood is also a very good choice for highly educated executives and active retirees.

In the Spring Hill neighborhood, 55.1% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, with 22.9% of the residents employed.

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Additional Photos (After Completion of 2023 Remodel)

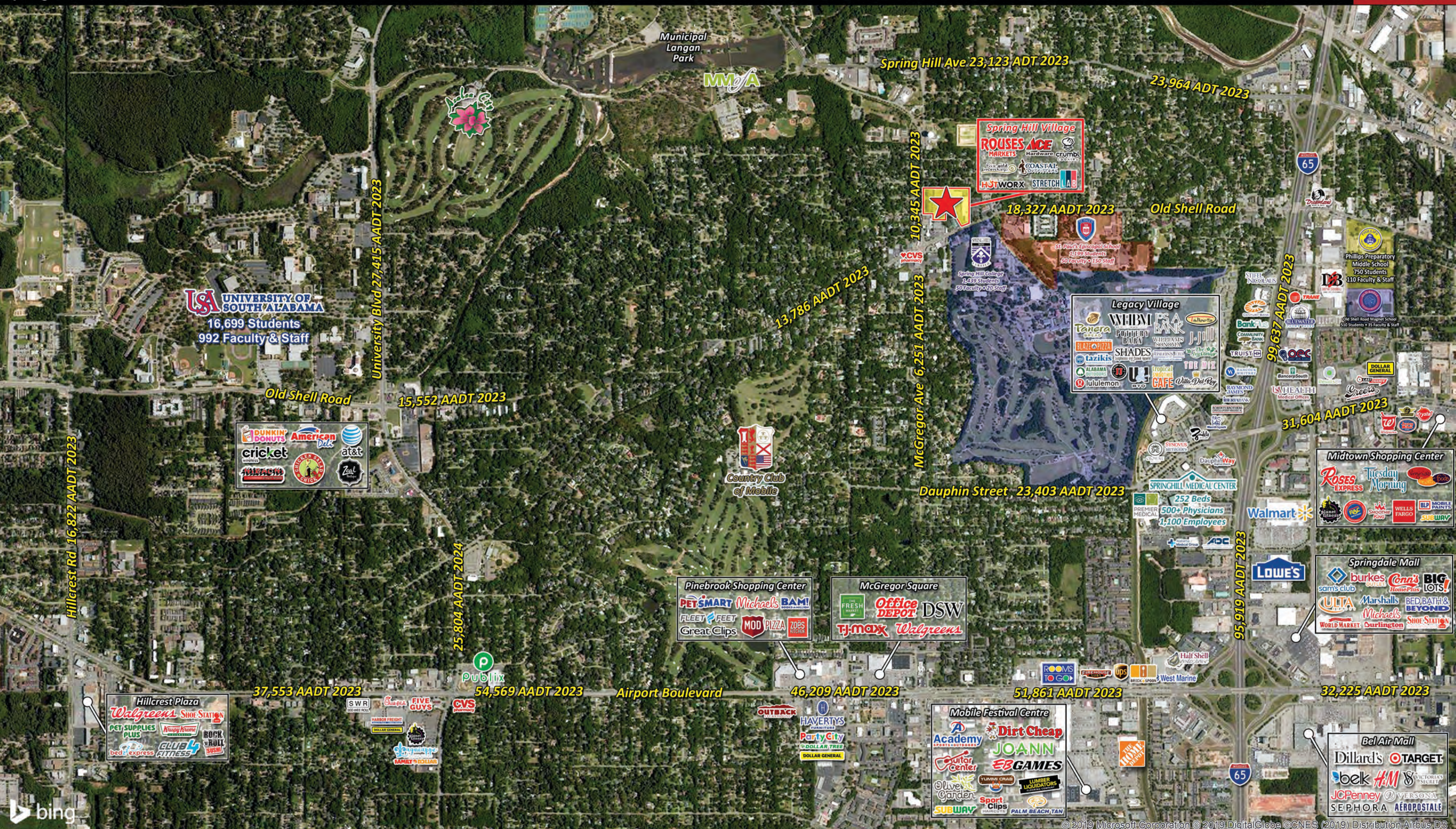
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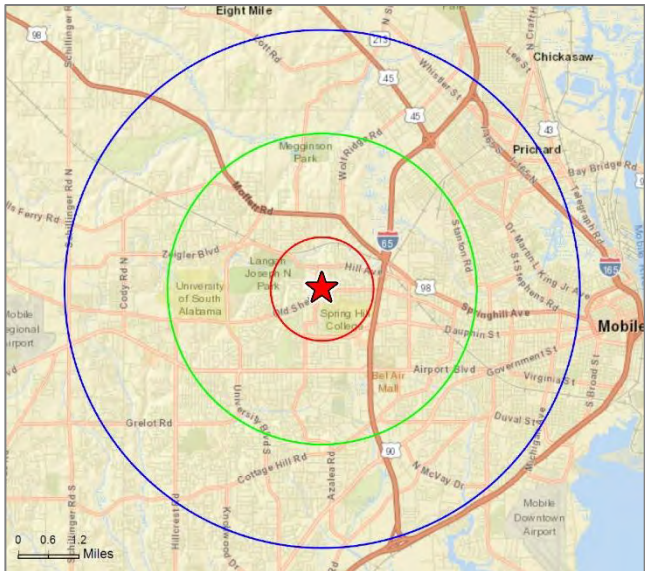
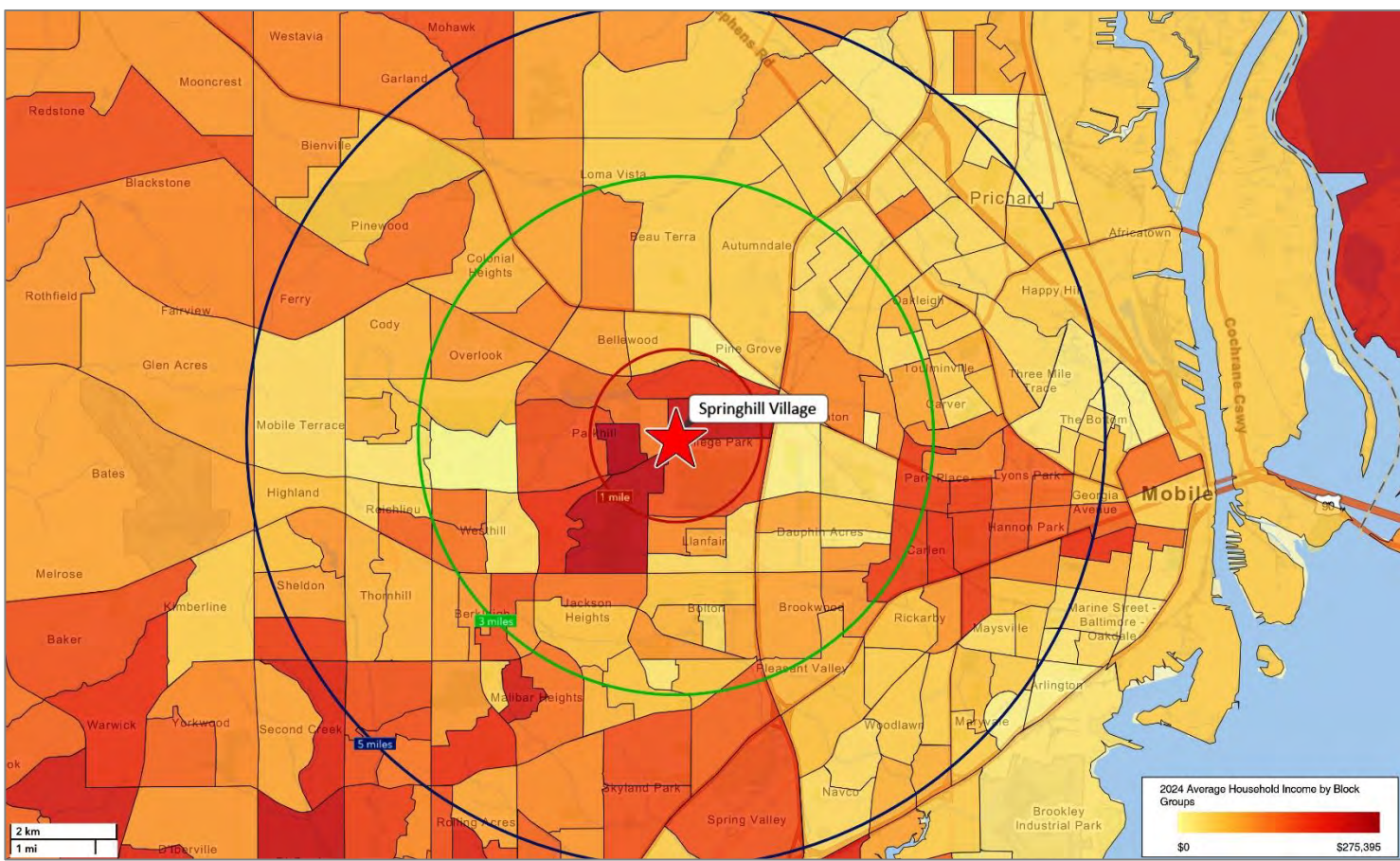


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Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,163	61,580	156,652
Median Age	35.8	33.8	37.2
Largest Median Age Group	20-24	25-34	25-34
Daytime Population	5,423	81,944	184,150

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,246	25,680	66,800
Average Household Size	2.46	2.32	2.32
Average Household Income	\$144,083	\$71,994	\$68,638

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	66.6%	43.6%	45.9%
Renter Occupied Houses	23.7%	45.6%	41.7%
Average House Value	\$538,391	\$293,933	\$249,638

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