



AVAILABLE

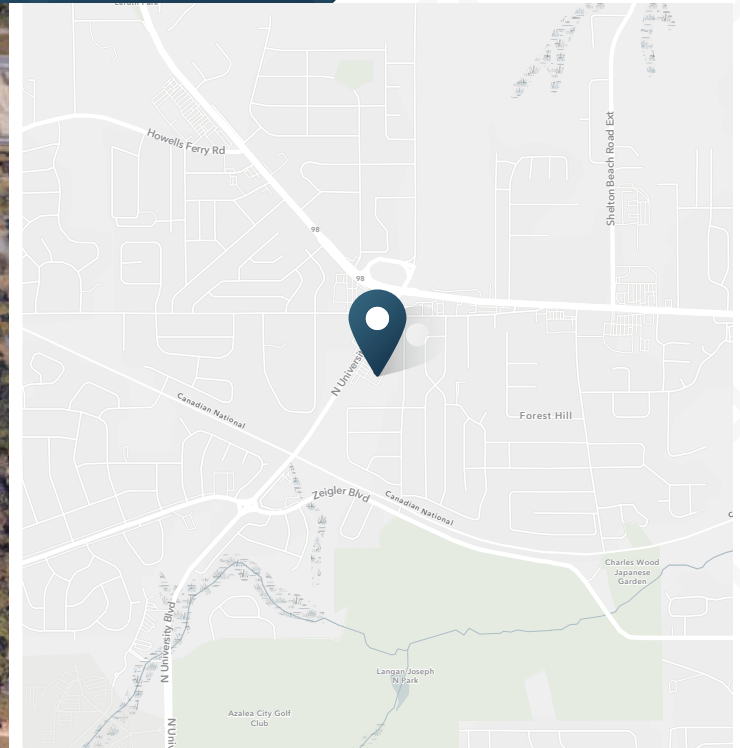
Walmart Neighborhood Market Outparcels

1300 North University Boulevard | Mobile, AL



Walmart Neighborhood Market Outparcels

1300 North University Boulevard | Mobile, AL 36618



1.48 Acres

Outparcel 1

1.45 Acres

Outparcel 4

ABOUT THE PROPERTY

- Outparcels available adjacent to Walmart Neighborhood Market and Fuel with 728,400 visits in 2022 (*Placer.ai*)
- Excellent visibility & frontage along N University Boulevard just south of Moffett Road/Hwy 98
- Less than two miles from the University of South Alabama campus (15,000+ enrollment)
- Rough graded, detention, and utilities available at sites
- Seeking freestanding and shop tenants for strip center development

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	43,338	132,733	307,266
Average HH Income	\$79,863	\$68,837	\$74,333
Total Daytime Population	42,306	154,371	340,066

Year: 2023 | Source: Esri

TRAFFIC COUNTS

N University Boulevard, S of Site	18,163 VPD
Moffett Road, NE of Site	33,355 VPD
Moffett Road, NW of Site	34,287 VPD
Zeigler Boulevard, S of Site	16,235 VPD

Year: 2022 | Source: ALDOT

CONTACT

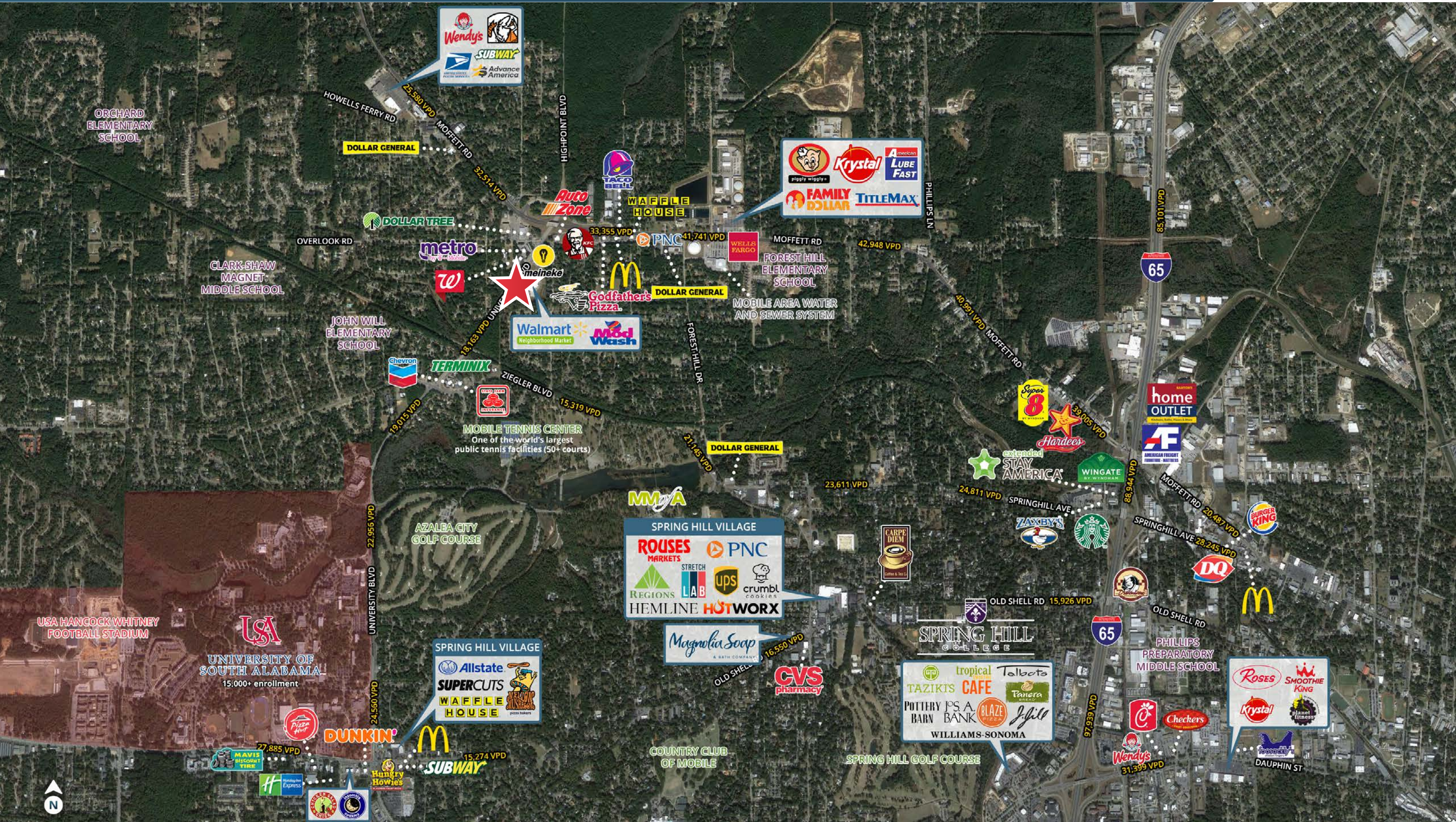
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TARGET MARKET SUMMARY

WNMO - Mobile, AL

Ring of 10 miles

KEY FACTS



Population



Total Daytime
Population



Population
Annual Growth
Rate



Median Age



Median
Household
Income



Average
Disposable
Income



Population 12
Years & Younger



Female
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2023, 2028.

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ANNUAL ENTERTAINMENT SPENDING



Entertainment/
Recreation



Entertainment/
Recreation Fees &
Admissions



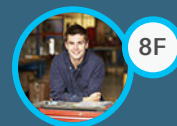
Tickets to Parks or
Museums

Tapestry segments



Modest Income
Homes
14,955 households

12.1%
of Households



Old and Newcomers
11,689 households

9.4%
of Households



Family Foundations
8,853 households

7.1%
of Households



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DEMOGRAPHIC HIGHLIGHTS

Population	3 miles	5 miles	10 miles
2023 Estimated Population	43,338	132,733	307,266
2028 Projected Population	42,657	131,163	303,311
Projected Annual Growth Rate 2023 to 2028	-0.32%	-0.24%	-0.26%
Daytime Population			
2023 Daytime Population	42,306	154,371	340,066
Workers	18,124	79,188	165,942
Residents	24,182	75,183	174,124
Income			
2023 Est. Average Household Income	\$79,863	\$68,837	\$74,333
2023 Est. Median Household Income	\$49,230	\$45,281	\$49,876
Households & Growth			
2023 Estimated Households	16,559	54,953	123,916
2028 Estimated Households	16,434	54,780	123,465
Projected Annual Growth Rate 2023 to 2028	-0.15%	-0.06%	-0.07%
Race & Ethnicity			
2023 Est. White	45%	40%	48%
2023 Est. Black or African American	48%	52%	43%
2023 Est. Asian or Pacific Islander	2%	2%	2%
2023 Est. American Indian or Native Alaskan	0%	0%	1%
2023 Est. Other Races	1%	2%	2%
2023 Est. Hispanic	4%	4%	4%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

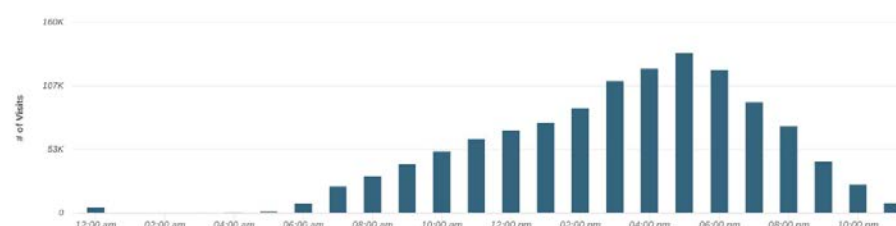
Daily Visits

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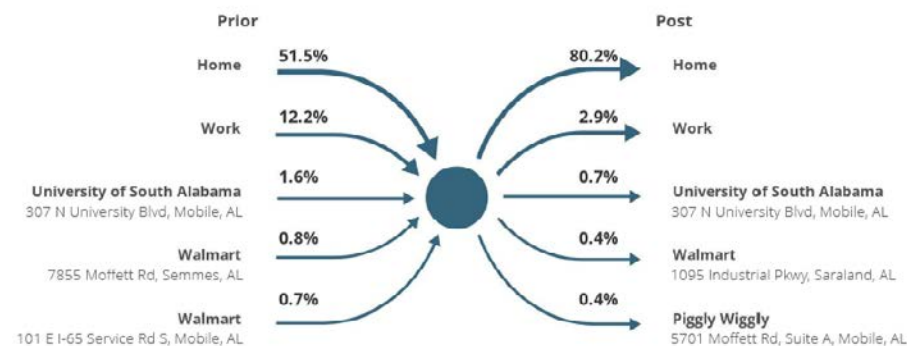
Hourly Visits

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Visitor Journey

Walmart Neighborhood Market | 1300 N University Boulevard, Mobile, AL 36618



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES



Placer.ai



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