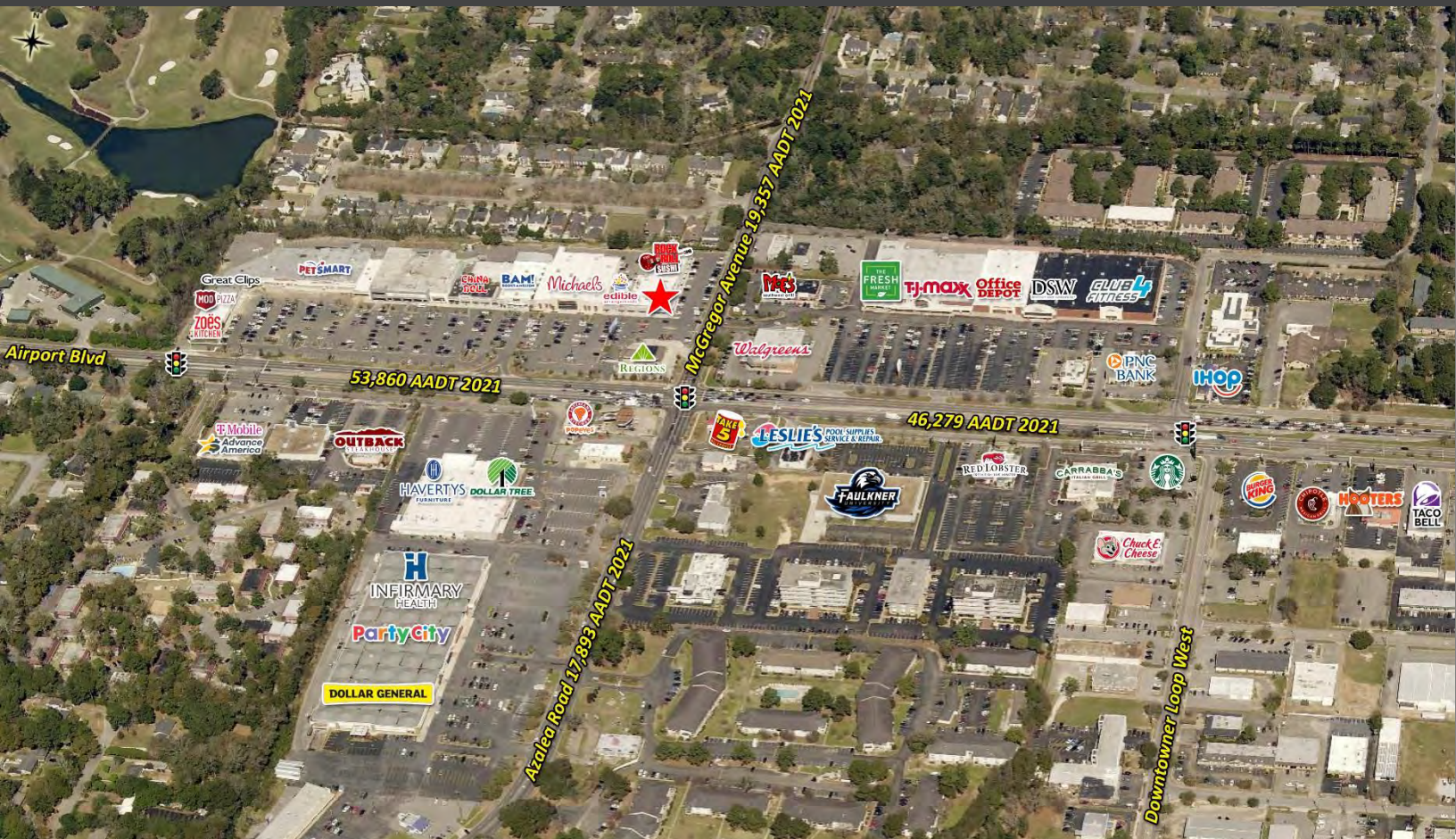


RETAIL SPACE FOR LEASE ON AIRPORT

3952-A Airport Blvd. | Pinebrook Shopping Center | Mobile, AL 36608



- Approximately 4,000 SF of retail space available for lease in Pinebrook Shopping Center at highly traveled intersection
- Surrounded by dense, mature area of retail, restaurant, service, and healthcare uses
- For Lease: \$30 PSF + \$4 NNN
- Co-Tenants include Michael's, PetSmart, BAM, MOD Pizza and Zoe's Kitchen
- Immediate access to signalized intersection at Airport Boulevard and McGregor Avenue
- Space is located at desirable hard corner of center, providing superior visibility

Available for sublease - a \pm 4,000 SF space at Pinebrook Shopping Center at Airport Boulevard and McGregor Avenue. Several large national anchors as co-tenants, such as Michael's, PetSmart, BAM!, MOD Pizza and Zoe's Kitchen. Prominent corner location provides visibility from both Airport Boulevard & McGregor Avenue.



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.



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Site Plan of Shopping Center and Summary Information

RETAIL SPACE AVAILABLE | 3952 AIRPORT BOULEVARD | MOBILE, ALABAMA

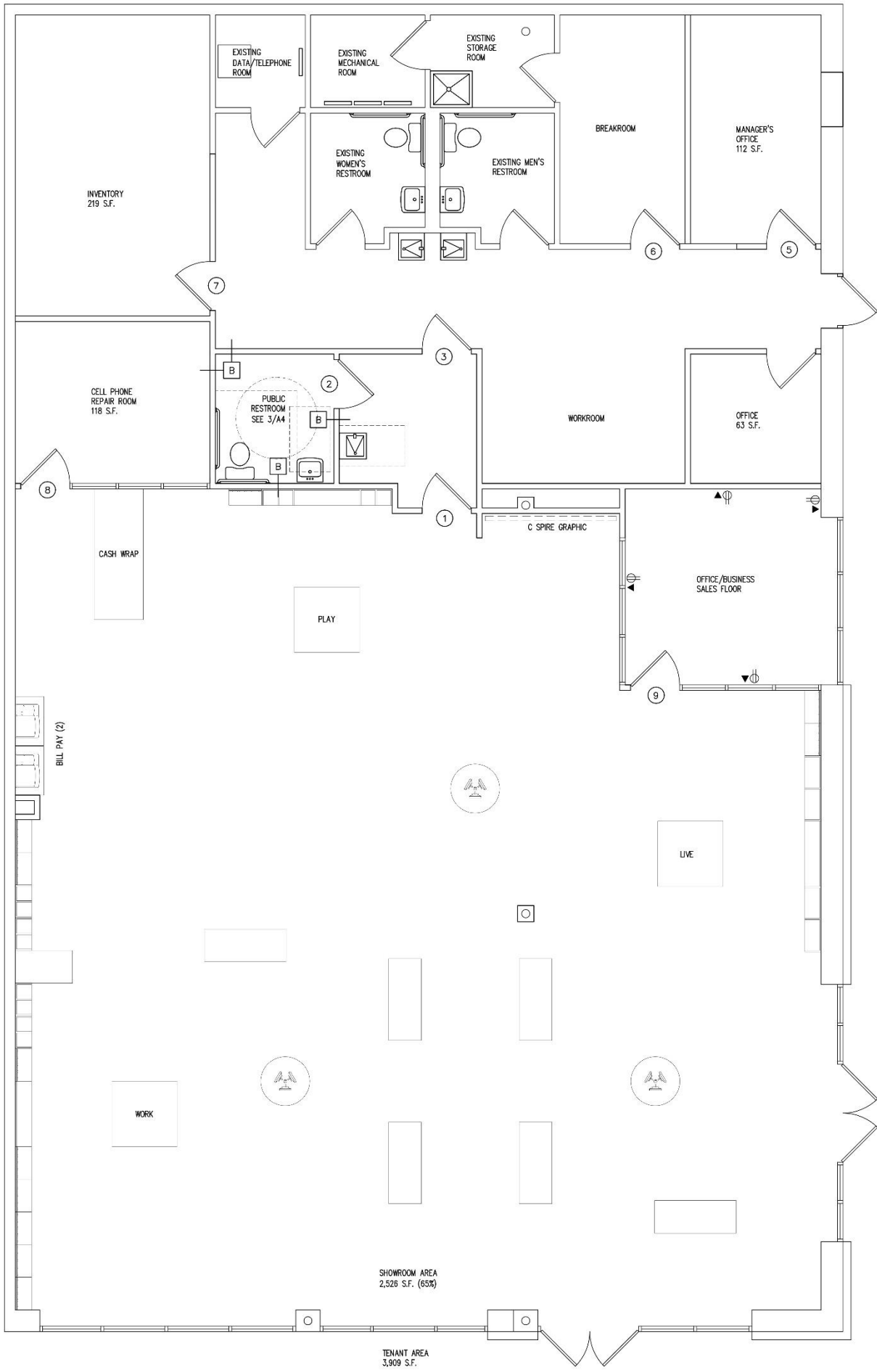


SUMMARY INFORMATION

Space Size:	±4,000 SF	Co-Tenants:	Michael's, BAM, PetSmart, Rock N Roll Sushi, Zoe's Kitchen, MOD Pizza, Great Clips, Cold Snap, Tiny Town, Poke Luau, China Doll & more
Traffic Counts:	Airport Blvd: 53,860 McGregor: 19,357	Dimensions:	±52'5" facing Airport Boulevard ±80' facing McGregor Avenue
Zoning:	B-2	Build-Out:	Space was remodeled and built out for C-Spire in September of 2014.
Lease Term:	Minimum Three Years		
NNN Fees:	\$4.00 PSF		
Lease Rate:	\$30.00 PSF		

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MOBILE MARKET OVERVIEW

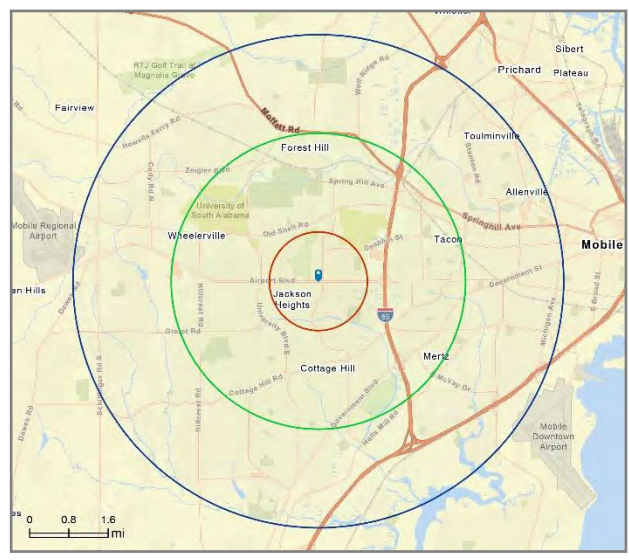
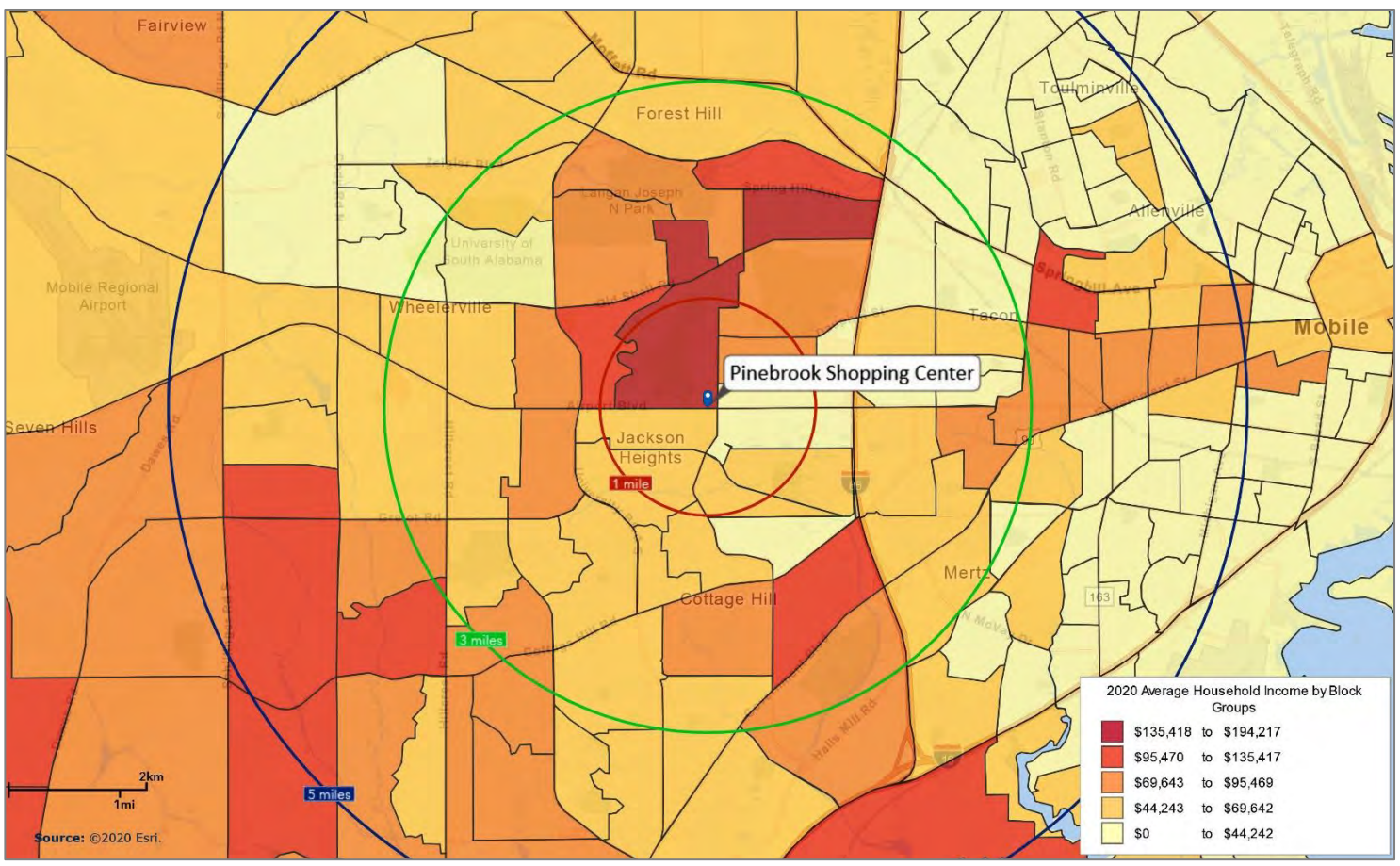
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast. The city benefits from tourism, and manufacturing industries including paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also currently seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 square foot fulfillment center. Walmart officially opened its \$135 million distribution center in Mobile County in the Spring of 2018, which encompasses 2.6 million square feet.

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Site Map and Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,913	72,588	166,909
Median Age	34.5	35.9	38.0
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2022-2027	-0.30%	-0.11%	-0.13%
Daytime Population	10,793	98,929	191,361

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,188	30,795	69,745
Average Household Size	2.07	2.25	2.33
Average Household Income	\$73,926	\$77,140	\$73,092

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	24.5%	44.3%	47.3%
Renter Occupied Houses	65.6%	46.1%	40.8%
Median House Value	\$291,290	\$189,761	\$170,959

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