

REDUCED RATE!



**5,000± SF Former Panera Bread
Restaurant/Retail Space Available**

3691 Airport Blvd
Mobile, AL 36608

Property Features

- Building Size: 16,799± SF
- Suite E: 5,000± SF
- End cap unit - former Panera Bread
- Includes outdoor seating
- Excellent visibility from Airport Blvd.
- Pylon signage available
- Great location in prime retail corridor
- Zoned B-3
- Tenant mix includes Good Feet Store, FedEx and Game Stop
- Various FF&E included (see page 5)



**LEASE RATE: ~~\$23.00/SF/YR NNN~~
\$19.000/SF/YR NNN**

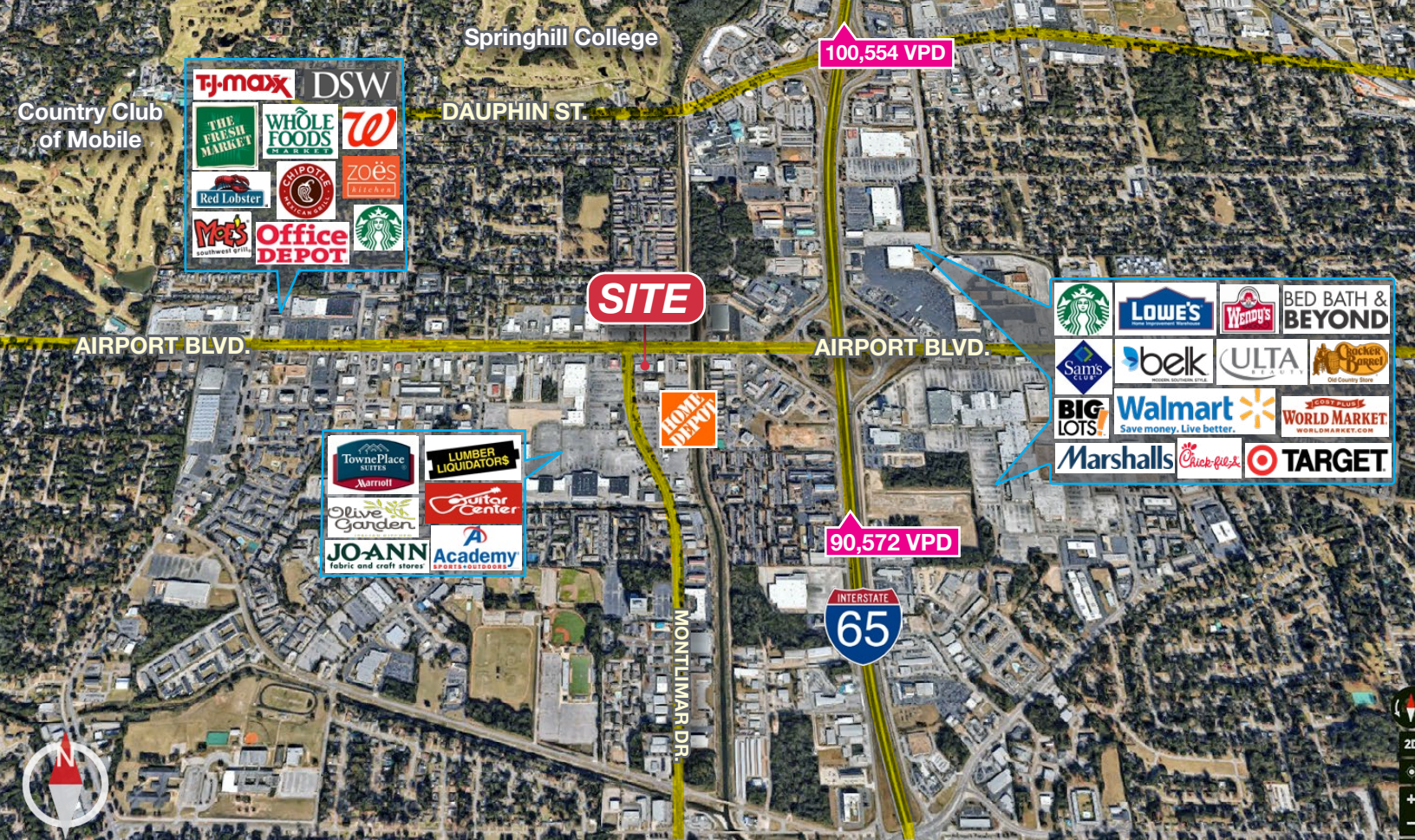
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Location Description:

Prime restaurant space available on Airport Boulevard, the most vibrant retail corridor and one of the most highly-traveled intersections in Mobile. Excellent visibility. Less than 0.5 miles to I-65 and fewer than four miles to I-10. Proximate to residential, professional office, restaurants, entertainment and more. Tenant mix includes Good Feet Store, GameStop and FedEx. Available July 2020.

I-65	0.3 miles
Dauphin Street	1.1 miles
US HWY 90	2.2 miles
I-10	3.9 miles
Downtown Mobile	5.1 miles
Mobile Regional Airport	6.2 miles
Mobile Aeroplex at Brookley	6.7 miles
Baldwin Co., AL	18.5 miles

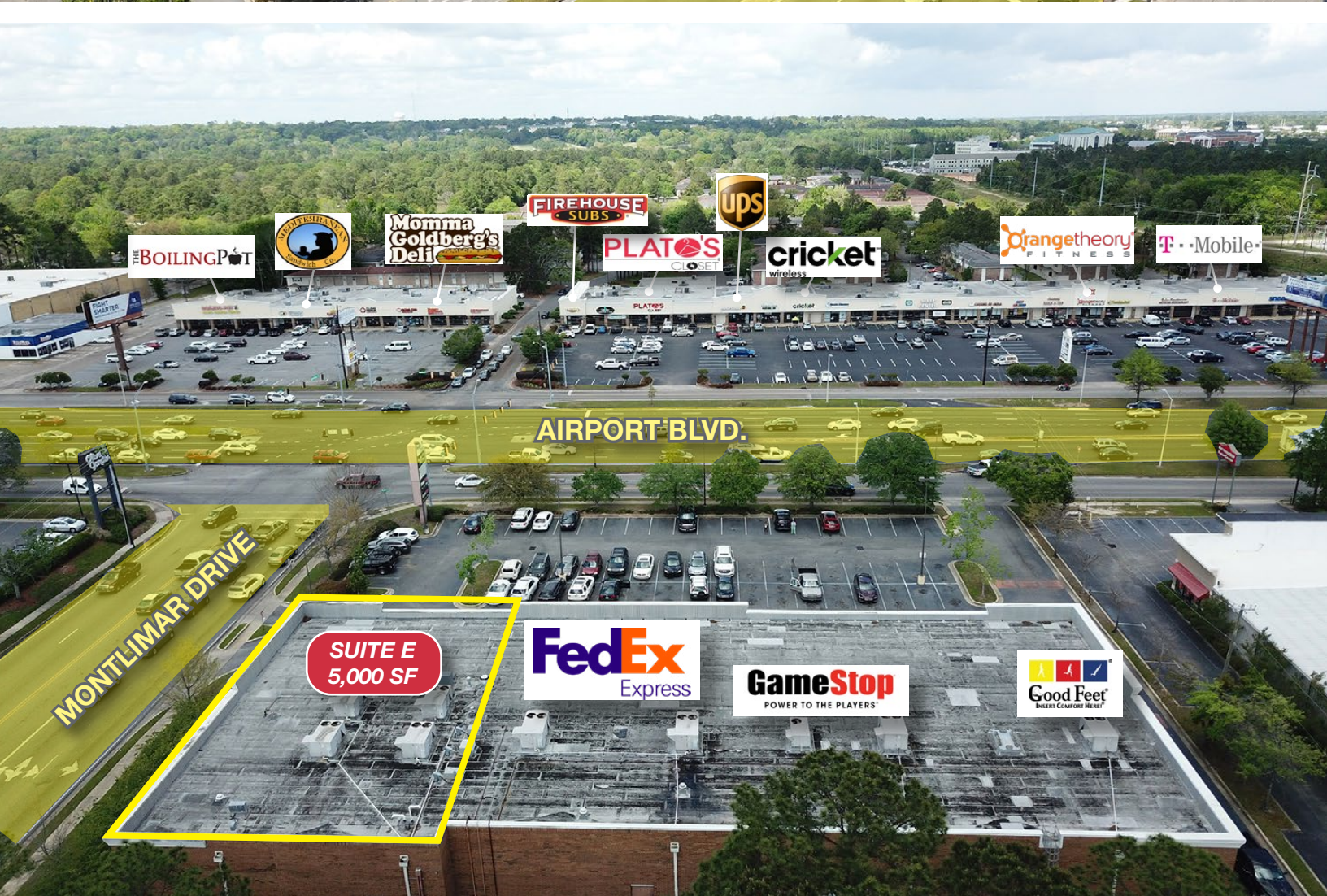


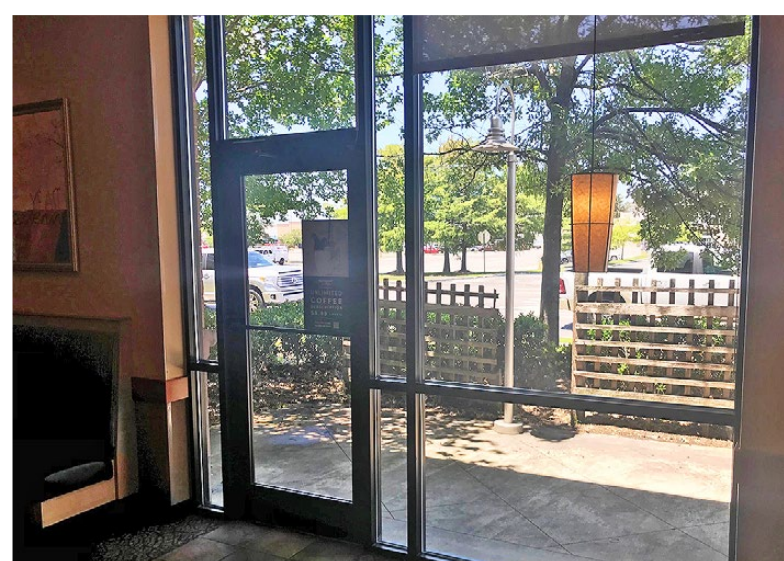
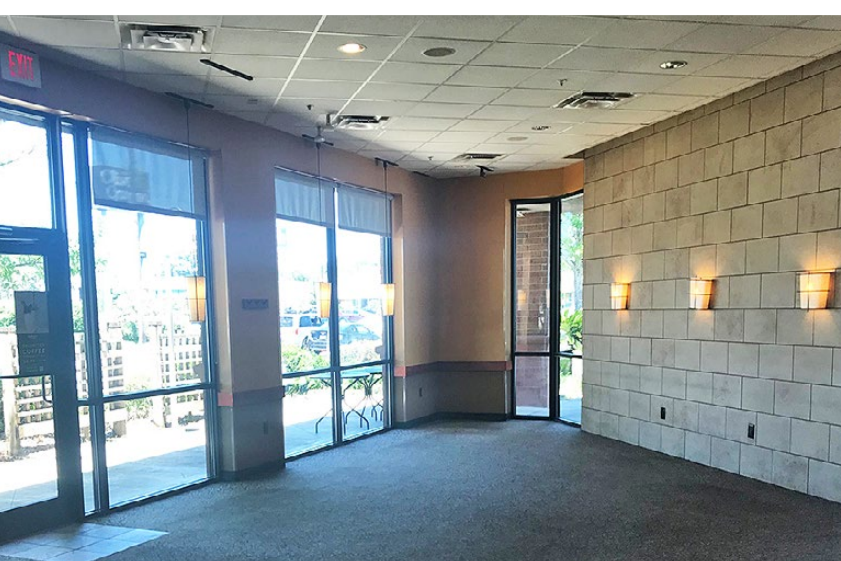
Demographics

2019	1 mile	3 mile	5 mile
Population	8,259	71,292	178,917
Households	3,950	30,137	73,287
Avg. Income	\$51,692	\$70,897	\$63,981
Total Businesses	1,059	4,349	7,260

*Full Demographics Reports available on request.

Source: U.S. Census Bureau via © 2020 ESRI







Oven



Managers Office



Sink Table



3 Compartment Sink



Mop Wash Sink



Walk-In Cooler