



PEGASUS

# 3691 Airport Blvd

RETAIL SPACES AVAILABLE

2,000 SF Endcap + 2,000 SF Inline Retail

Prime Signalized Hard Corner: 51,000 VPD

Ample Parking & Signage Opportunities

Mobile, Alabama

Marketed In Association with Scott Reid & ParaSell, Inc.  
A Licensed Alabama Broker #000127148-0





## PRIME MOBILE RETAIL SPACES AVAILABLE

Pegasus is pleased to present a premier leasing opportunity located in Mobile's Airport Blvd corridor. This excellent multi-tenant location offers high visibility to high-traffic Airport Blvd.

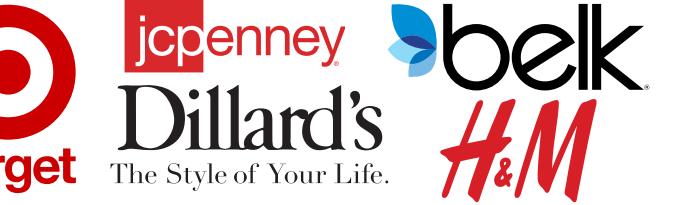
With ample parking and signage opportunities, this site is ready to showcase your brand within one of Mobile's largest retail epicenters.

## HIGHLIGHTS

- Located along high-traffic Airport Blvd retail thoroughfare - Excellent visibility to 51,000 VPD
- Adjacent to I-65 - visibility to 95,000 VPD
- Surrounded by major national retailers including Target, Whole Foods, The Home Depot, Marshall's, TJ Maxx, Academy Sports
- Ample Surface Parking

DOWNTOWN MOBILE  
15-MINUTE DRIVE

SHOPPES AT BEL AIR



95,000 VPD



± 2,000 SF  
AVAILABLE



51,000 VPD

AIRPORT BLVD

± 2,000 SF  
AVAILABLE



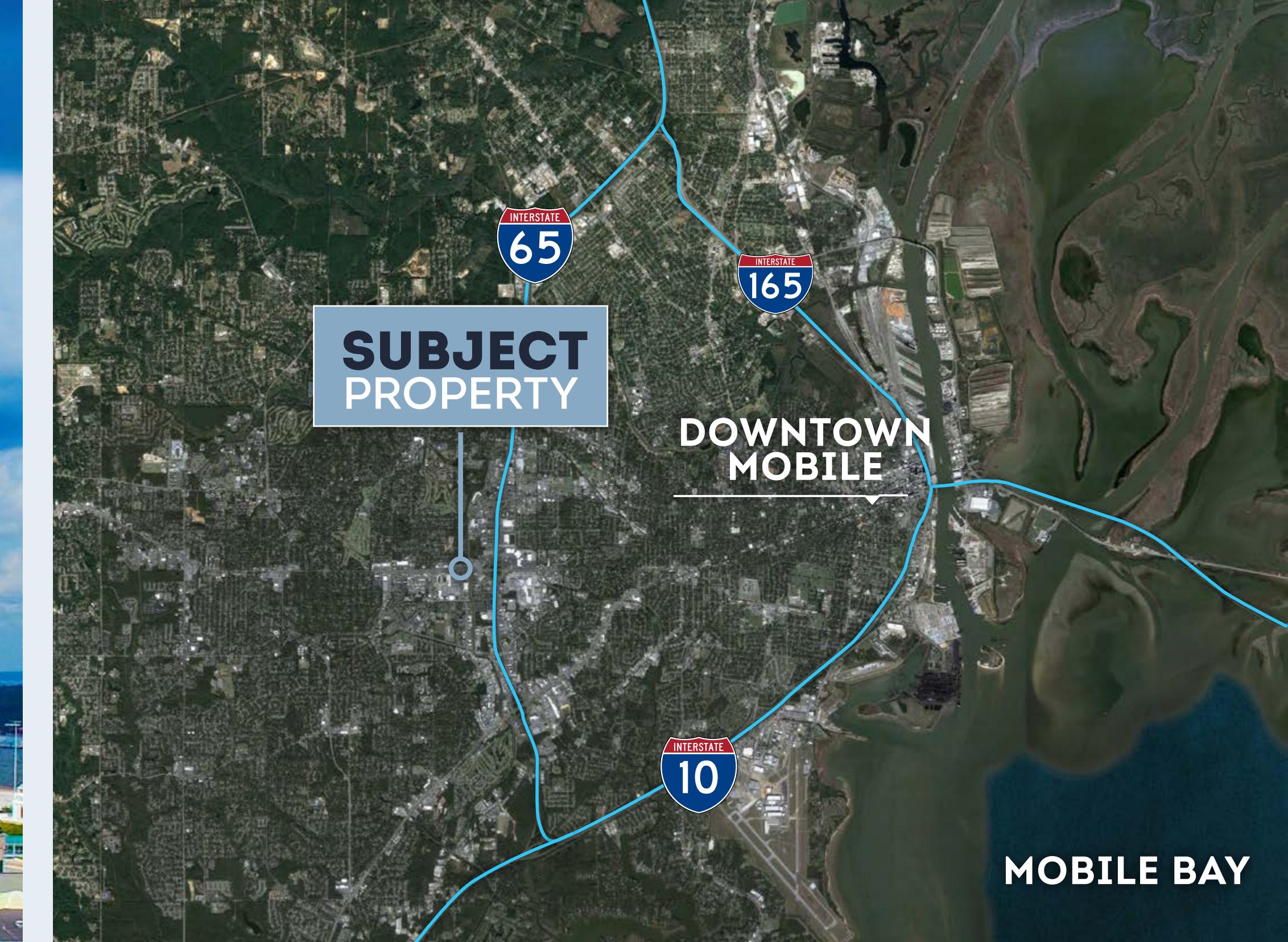
MONTLIMAR DR



## Prime Airport Blvd Corridor of Mobile

51,000 Vehicles at Intersection Daily





## MOBILE, ALABAMA

Mobile is the county seat of Mobile County, Alabama. The population within the city limits was 187,041 at the 2020 census. It is the fourth-most-populous city in Alabama, after Huntsville, Birmingham, and Montgomery.

Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay on the north-central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans.

Considered one of the Gulf Coast's cultural centers, Mobile has several art museums, a symphony orchestra, professional opera, professional ballet company, and a large concentration of historic architecture. Mobile is known for having the oldest organized Carnival or Mardi Gras celebrations in the United States.



**LEASING TEAM** [LEASING@PEGASUSAM.COM](mailto:LEASING@PEGASUSAM.COM) | (424) 363-7800

**Daniel Woznica**  
ASSOCIATE - LEASING  
LIC # 02211034 (CA)

**Andrew Cohen**  
EXECUTIVE VICE PRESIDENT - LEASING  
LIC # 01996379 (CA)

**Josh Dembo**  
ASSOCIATE - LEASING  
LIC # 02242456 (CA)

**Scott Reid**  
BROKER OF RECORD - PARASELL, INC.  
scott@parasellinc.com  
O 949.942.6578 | LIC # 000127148-0 (AL)

**Emmet Pierson**  
SENIOR ASSOCIATE - LEASING  
LIC # 02048600 (CA)



**Pegasus Asset Management Inc.**  
1901 Avenue of the Stars, Suite 630  
Los Angeles, CA 90067  
310.691.1350 | LIC # 02119442 (CA)  
[www.pegasusam.com](http://www.pegasusam.com)

**Marketed In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker #000127148-0**

The information in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management, and ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Pegasus Asset Management and ParaSell, Inc. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management and ParaSell, Inc. have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management and ParaSell, Inc. have not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management or ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.