



# 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.

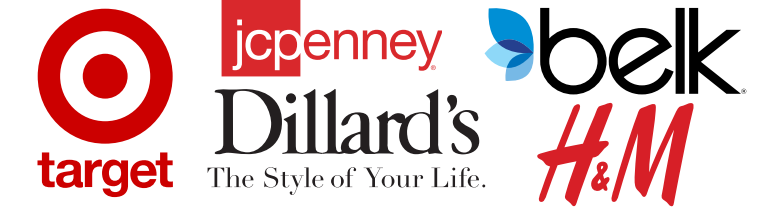
## HIGHLIGHTS

- 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



OFF RAMP

ON RAMP



± 2,000 SF  
AVAILABLE



± 2,000 SF  
AVAILABLE

AIRPORT BLVD



51,000 VPD



MONTLIMAR DR



# Prime Airport Blvd Corridor of Mobile

51,000 Vehicles at Intersection Daily



YUMMI CRAB

Dirt Cheap

JO-ANN

Guitar Center

Arby's

Olive Garden  
ITALIAN KITCHEN

WALK-ON'S  
SPORTS BISTREAUX

WHOLE FOODS MARKET

Michaels  
PET SMART

TJ-MAXX  
Office DEPOT  
DSW  
fresh

Walgreens

Jason's deli  
SALLY BEAUTY SUPPLY

BJ's  
RESTAURANT BREWHOUSE

ROOMS TO GO

AT&T

AspenDental

Habitat for Humanity

MONTLIMAR DR

PEPBOYS AUTO

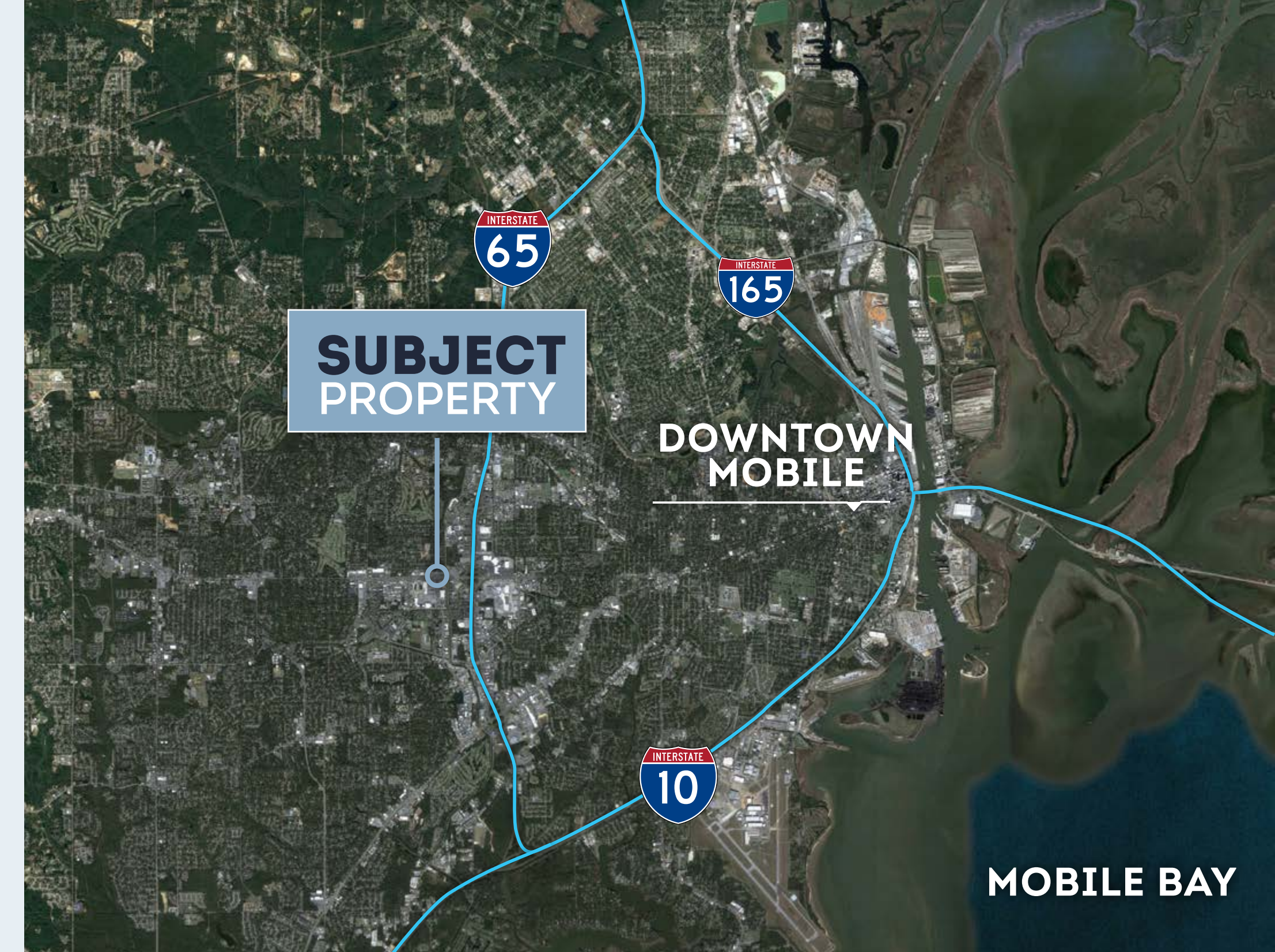
± 2,000 SF  
AVAILABLE

± 2,000 SF  
AVAILABLE



51,000 VPD





## 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.





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