

HOBBY LOBBY

CRAFTS HOME ACCENTS SEASONAL

McGowin Park

Mobile, AL

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
P: (409) 892-0200
F: (409) 892-0209

LEASING CONTACT

Jeff Warwick
Vice President of Leasing
(713) 819-8082
jwarwick@ac-us.com



AlbaneseCormier

albanesecormier.com

Property Information

374,881 SF

CENTER NAME

McGowin Park

LISTING ID

1705

LOCATION

3075 Government Blvd. Mobile, AL | 36606

PROPERTY HIGHLIGHTS

The property consists of five (5) one-story buildings comprised of 374,881 rentable square feet.

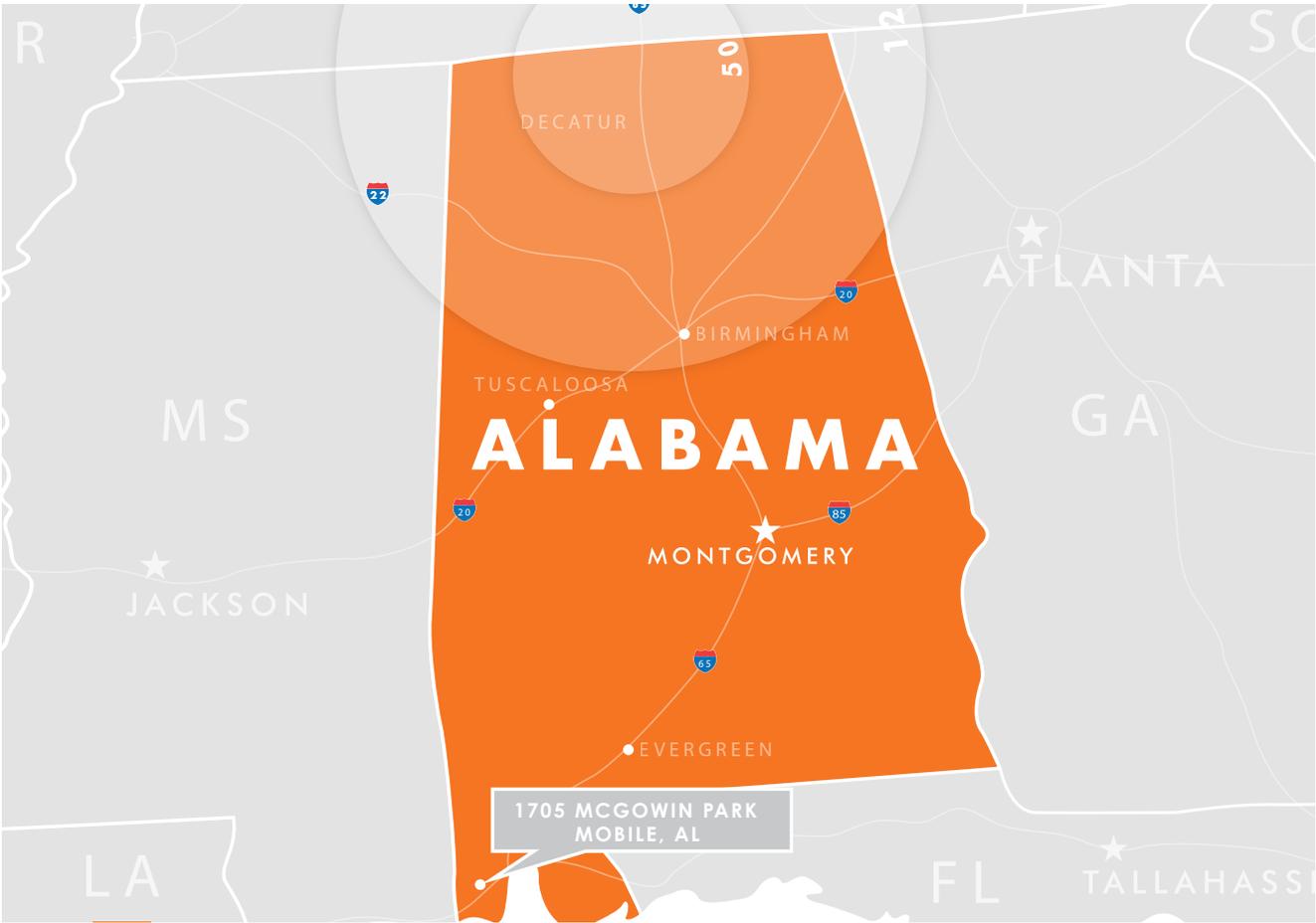
Two (2) pylon signs and three monument signs. Tenant-specific signage at the rear and front facades and storefronts.

DEMOGRAPHIC SNAPSHOT

	2 MILE	5 MILES	10 MILES
POPULATION	27,706	153,654	289,492
HOUSEHOLDS	11,431	64,310	116,674
AVERAGE HH INCOME	\$52,976	\$66,776	\$66,526
BUSINESSES	2,547	11,190	17,009

MAJOR TENANTS

- Best Buy
- Hobby Lobby
- Old Navy
- Ashley Furniture
- Dick's Sporting Goods
- Home Goods
- Petco
- Ross



1705 | McGowin Park

3075 Government Blvd
Mobile, AL | 36606



TENANT LIST

- A100 | Verizon Wireless 1,800 SF
- A102 | Carter's 3,969 SF
- A104 | H&R Block 1,229 SF
- A106 | LA Bikini 1,600 SF
- A108 | Luxury Nails Spa 2,000 SF
- A110 | **AVAILABLE 6,823 SF**
- B | Petco 12,500 SF
- B2 | Dick's Sporting Goods 90,000 SF
- B100 | Starbucks 2,110 SF
- B102 | T-Mobile 2,850 SF
- B104 | AT&T 2,040 SF
- B106 | Quick Fix 1,229 SF
- B108 | Mattress Firm 4,000 SF
- C | Skechers 7,500 SF
- C100 | Panda Palace Buffet 6,490 SF
- C106 | Newk's Eatery 4,500 SF
- D100 | Old Navy 13,000 SF
- D101 | Dickey's BBQ Pit 2,797 SF
- D102 | Sport Clips 1,200 SF
- D103 | Total Nutrition 1,600 SF
- D105 | ABC Liquor 5,341 SF
- E | Ross Dress for Less 24,934 SF
- E100 | Five Guys Burgers & Fries 2,500 SF
- E102 | Comcast/Xfinity 4,000 SF
- E106 | Hand & Stone Massage 2,400 SF
- F | HomeGoods 24,000 SF
- G | Hobby Lobby 55,000 SF
- H | Ashley Furniture 30,000 SF
- J | Dollar Tree 10,000 SF
- K | Best Buy 45,721 SF

SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)



This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | ac-us.com

1705 | McGowin Park

3075 Government Blvd. Mobile, AL | 36606

