

LENSCRAFTERS RETAIL CENTER

4027-D Airport Blvd

Mobile AL 36608

SUITE D is 2,400 SQ FT (20' by 120') and leases for \$18.00 per SQFT
Modified Gross
Tenant responsible for all utilities

EXCELLENT VISIBILITY WITH NEW UPDATED LOOK

EXCELLENT TRAFFIC COUNT

Near south west corner of Airport & McGregor (+/- 50,000 CPD)
1 mile demographics: 11,342 daytime pop - median household income \$52,539
3 mile demographics: 93,644 daytime pop - median household income \$53,430

**Area Retailers Include Michael's, PetSmart, TJ Maxx, Fresh Market,
Haverty's, Books A Million, Regions Bank**

ATTRACTIVE BRICK BUILDING WITH STORE FRONT GLASS

UP-FRONT PARKING FOR ALL RETAIL CLIENTS

24 HOUR ACCESS TO THE RETAIL CENTER

**REAR DOOR ACCESS FOR EMPLOYEES AND FOR LARGE
TRUCK DELIVERIES**

SIGNAGE ON THE FRONT CANOPY FACING AIRPORT BOULEVARD

ADDITIONAL SIGNAGE ON PYLON SIGN

**EASY INGRESS AND EGRESS FROM AIRPORT BOULEVARD
AT TRAFFIC LIGHT**

OVER-FLOW AND EMPLOYEE PARKING IN REAR LOT

***THIS CENTER IS OWNED & MANAGED BY STEIN INVESTMENTS,
WHO HAS BEEN IN BUSINESS OVER 60 YEARS**