

SUMMARY

RETAIL COMPETITION

AERIAL

SITE PLAN

PHOTOS

## FOR LEASE

### PROPERTY OVERVIEW

Mobile Festival Centre occupies a prime location in Mobile County's major retail area. Located at the highly trafficked intersection of I-65 and Airport Boulevard with visibility from 49,000+ vehicles daily the center offers convenient accessibility.

It offers a lineup of national and Regional retailers including Academy Sports + Outdoors, America's Thrift Store, JOANN's Fabrics, Guitar Center, SportClips, Salons by JC, Lumber Liquidators, and restaurants including Yummi Crab, Feast Buffett, and Subway, drawing an estimated 4,100 visits/day and over 1.5M annual visits (Placer.ai).

Located in one of the densest residential areas in Mobile with an average household income of \$87,557 within a 3-mile radius, and strong daytime population of 66,512 within 3 miles.

### GLA

- ±380,619 SF

### AVAILABLE

- ±1,278 - ±31,874 SF

### LEASE RATE

- \$10.50 - \$22.00 PSF + NNN

### AREA BUSINESSES

The Home Depot, Rooms To Go, T.J.Maxx, La-Z-Boy, The Fresh Market, Office Depot, Briquettes Steakhouse, Shoppes at Bel Air, Springdale Mall

2023 DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
Population	7,596	66,760	169,047	299,119
Avg. HH Income	\$78,105	\$87,557	\$79,837	\$80,089
Daytime Population	13,449	66,512	149,715	250,603
Households	3,715	29,617	71,488	121,798

### TRAFFIC COUNTS (ADT 2021)

- On Airport Boulevard, east of site: 53,839
- On I-65, north of site: 95,724

### ZONING

- B-3



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**PINEBROOK SHOPPING CENTER**

MOD PETS MARY BAMA! Michaels

ZOE'S KITCHEN edible

**MCGREGGOR SQUARE**

THE FRESH MARKET CLUB FITNESS

TJ-MAXX Office DEPOT

**YESTER OAKS**

BRICK & SPON FIREHOUSE SUBS

PLATO'S CLOSET OrangeTheory FITNESS

95,724

**SPRINGDALE MALL**

sam's club BURKES Outlet

Marshall's Cnn's HomePlus

BIG LOTS! SHOE STATION

ULTA DAVID'S BRIDAL

Curlington BED BATH & BEYOND

WORLD MARKET

53,860

53,839

13,627

**MOBILE FESTIVAL CENTRE**

91,530

**THE SHOPPES AT BEL AIR**

Dillard's Chick-fil-A Starbucks JCPenney

belk UNITED STATES POST OFFICE TARGET THE CHILDREN'S PLACE

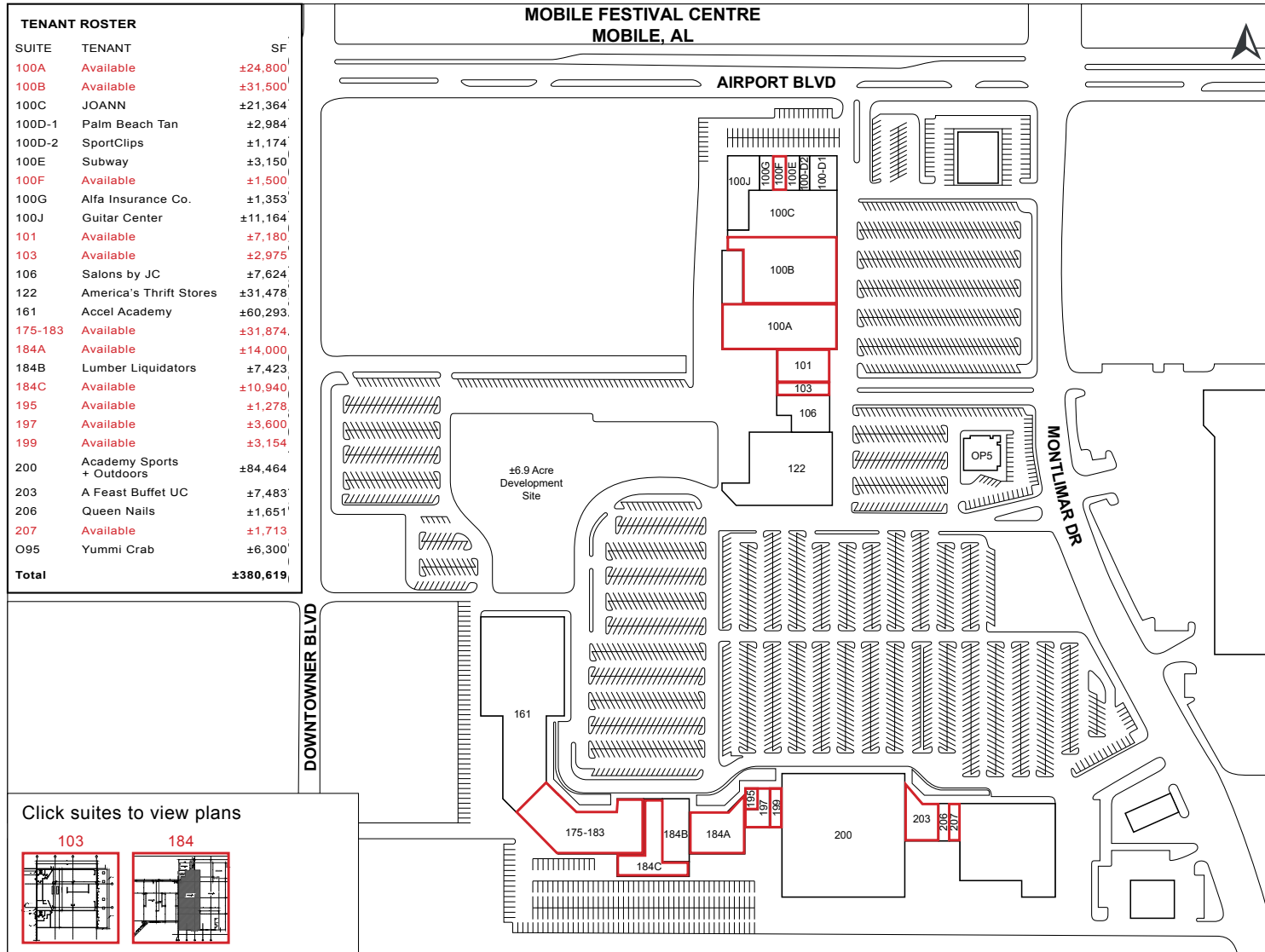
Bath & Body Works GNC LIVE WELL McDonald's

DOLLAR TREE AMERICAN EAGLE OUTFITTERS H&M



\*Data provided by Placer.ai (2022 Stats)

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