

SUMMARY

RETAIL COMPETITION

AERIAL

SITE PLAN

PHOTOS

## FOR LEASE

### PROPERTY OVERVIEW

Stirling Properties is pleased to present the Mobile Festival Centre, located at the highly trafficked intersection of I-65 and Airport Boulevard. This ±380,619 SF shopping center is in the middle of Mobile County's major retail area on Airport Boulevard. The center is anchored by notable tenants such as Dirt Cheap, JOANN, and Academy Sports + Outdoors, with this Academy Sports + Outdoors ranking #1 most visited of the chain in the Mobile/Pensacola DMA, and #4 most visited in the state. With excellent frontage on Airport Boulevard, ample parking, pylon signage, easy access, and high traffic counts, this center is a prime site for national or local retailers.

### GLA

- ±380,619 SF

### AVAILABLE

- ±1,278 - ±60,293 SF

### LEASE RATE

- \$8.00 - \$22.00 PSF + NNN

### AREA BUSINESSES

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

2020 DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
Population	9,472	68,336	169,809	301,959
Avg. HH Income	\$48,927	\$75,954	\$68,289	\$69,187
Daytime Population	18,549	84,682	166,715	279,955
Households	4,641	30,018	71,970	122,335

### TRAFFIC COUNTS (ADT 2019)

- On Airport Boulevard, east of site: 53,861
- On I-65, north of site: 102,245

### ZONING

- B-3



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**PINEBROOK SHOPPING CENTER**

MOD, PET SMART, BAM!, WHOLE FOODS, ZOE'S KITCHEN, edible, Stipp's

**MCGREGGOR SQUARE**

THE FRESH MARKET, CLUB FITNESS, TJ-MAXX, Office DEPOT

**YESTER OAKS**

BRICK & SPON, FIREHOUSE SUBS, PLATO'S CLOSET, OrangeTheory FITNESS

**SPRINGDALE MALL**

102,245

Walmart, sam's club, BURKES Outlet, Marshalls, ULTA, HomePlus, CONN'S, BIG LOTS!, SHOE STATION, Michaels, DAVID'S BRIDAL, Curlington, BED BATH & BEYOND, WORLD MARKET, KROGER, CINE

**THE SHOPPES AT BEL AIR**

92,094

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

**MOBILE FESTIVAL CENTRE**

14,426

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\*Data provided by Placer.ai (2019 Stats)

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TENANT ROSTER		
SUITE	TENANT	SF
100A	Available	±24,800
100B	Dirt Cheap	±31,500
100C	JOANN	±21,364
100D-1	Palm Beach Tan	±2,984
100D-2	SportClips	±1,174
100E	Subway	±3,150
100F	Available	±1,500
100G	Alfa Insurance Co.	±1,353
100J	Guitar Center	±11,164
101	Available	±7,180
103	Available	±2,975
106	Salons by JC	±7,624
122	Available	±31,478
161	Available	±60,293
175	Available	±3,967
177-183	Available	±27,907
184A	Available	±14,000
184B	Lumber Liquidators	±7,423
184C	Available	±10,940
195	Available	±1,278
197	Available	±3,600
199	Available	±3,154
200	Academy Sports + Outdoors	±84,464
203	Asia Super Buffet	±7,483
206	Queen Nails	±1,651
207	Available	±1,713
O95	Yummi Crab	±6,300
<b>Total</b>		<b>±380,619</b>

Click suites to view plans

103

122

184

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