

A photograph of a Costco Wholesale building. The building is a large, single-story structure with white vertical corrugated metal siding and a dark roof. The Costco logo is prominently displayed on the upper part of the building. Below the logo, there is a covered entrance area supported by two large, square, textured concrete pillars. The entrance has a sign that says "ENTRANCE" and a smaller sign above it listing store hours. There are several red bollards in the foreground, and a few shopping carts are visible near the entrance. The sky is clear and blue.

COSTCO
WHOLESALE

FOR LEASE

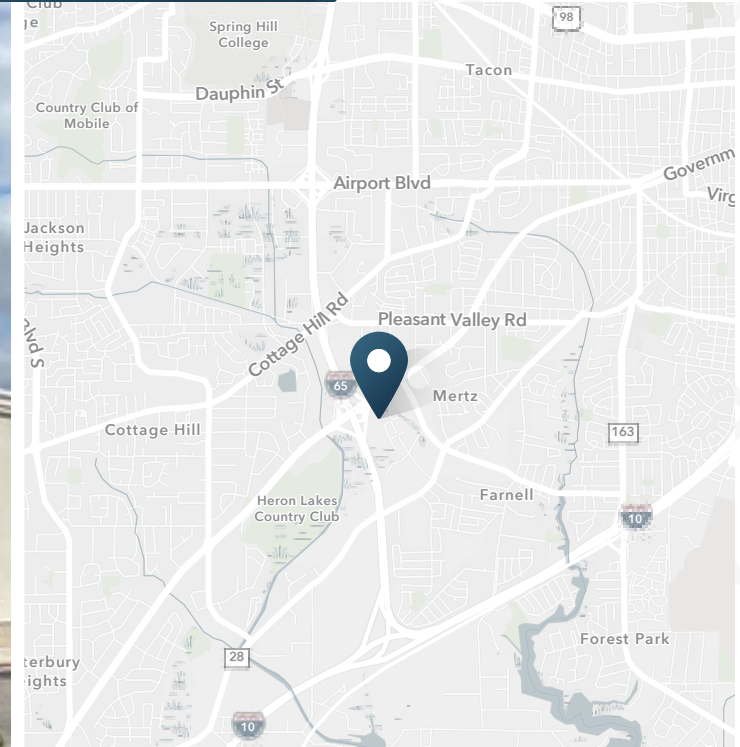
McGowin Park

Satchel Paige Drive | Mobile, AL



McGowin Park

Satchel Paige Drive | Mobile, AL 36606



2,800-6,800 SF

Available

650,000 SF

GLA

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ABOUT THE PROPERTY

- 650,000 SF Regional Power Center anchored by Costco
- Excellent visibility to I-65 (89,739 VPD) and US Highway 90 (21,068 VPD)
- Pylon signage available

TRAFFIC COUNTS

Government Boulevard, adjacent to Site	21,068 VPD
Government Boulevard, W of Site	23,469 VPD
I-65, N of Site	89,739 VPD

Year: 2022 | Source: ALDOT

TENANTS INCLUDE



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28,740 VPD

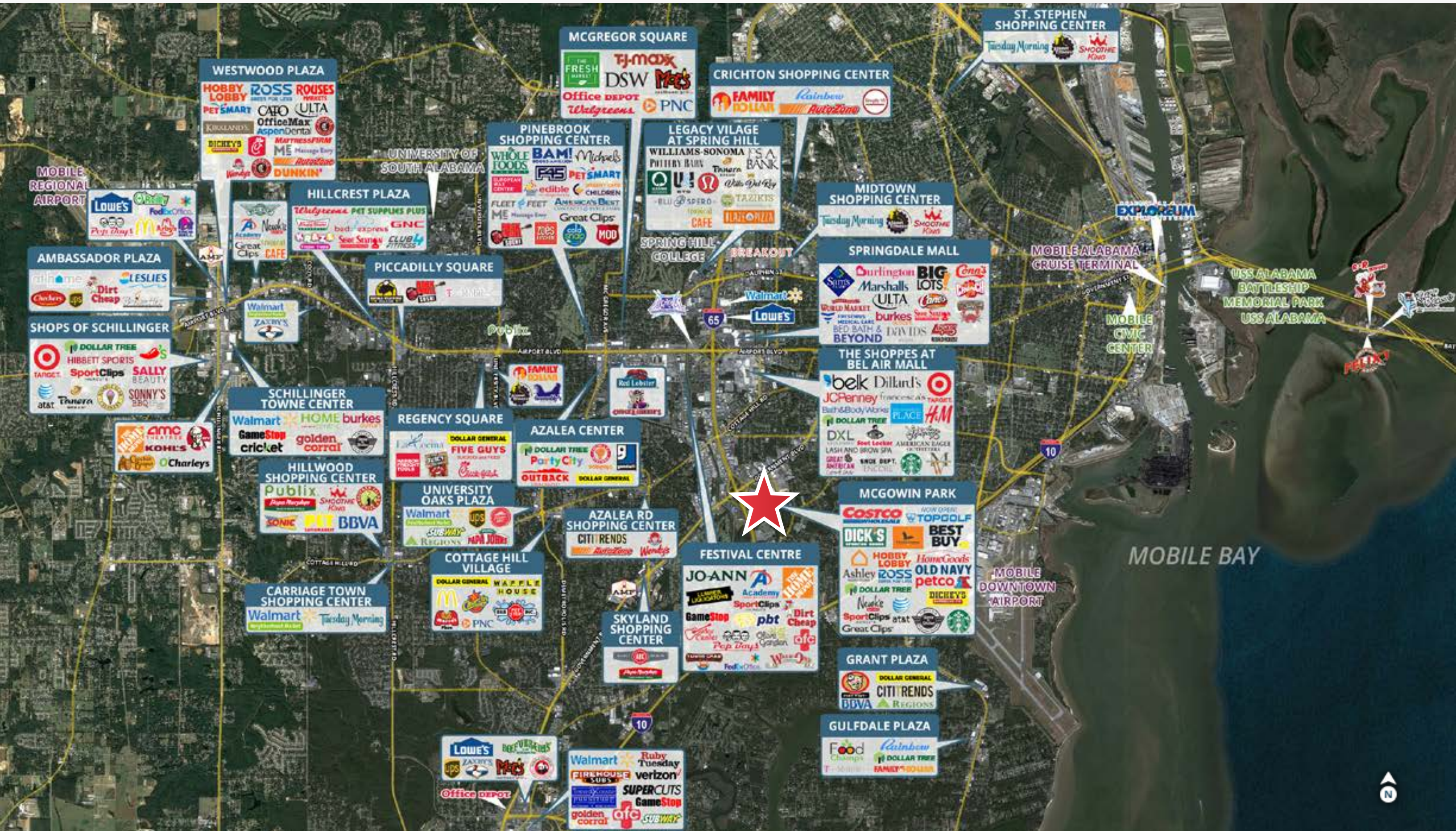
2,508 VPD

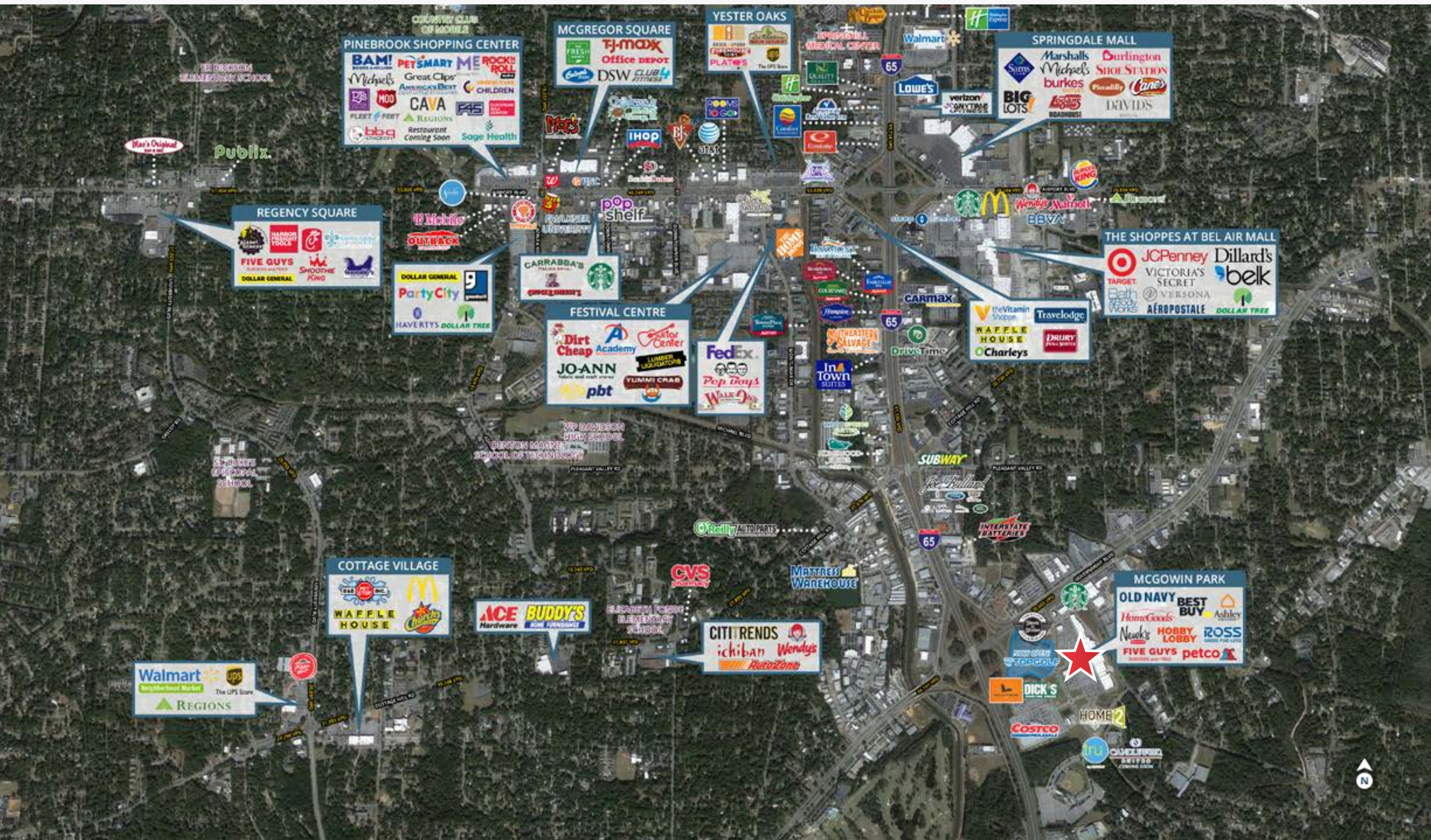
20,655 VPD



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PINEBROOK SHOPPING CENTER

- BAM!
- PETSMART
- ME
- ROCKY ROLL
- Michaels
- Great Clips
- AMERICA'S BEST CHILDREN
- CAVA
- FAS
- bbq
- Resturant Coming Soon
- Sage Health

MCGREGOR SQUARE

- TJ-maxx
- Office DEPOT
- DSW
- CLUB FITNESS

YESTER OAKS

- PLATON'S

SPRINGDALE MALL

- Marshall's
- Michael's
- burkes
- Big Lots
- Walmart
- Lowes
- verizon
- Target
- Durlington
- SHOE STATION
- DAVID'S

REGENCY SQUARE

- FIVE GUYS
- DOLLAR GENERAL
- SHOOTIE KIVA

DOLLAR GENERAL

- Party City
- HAVE RTY'S DOLLAR TREE

CARRABBA'S

- STARBUCKS

FESTIVAL CENTRE

- Dirt Cheap
- Academy
- JO-ANN
- pbt
- YUMMI CRAB

FedEx

- Pop Toys
- Walk In

THE SHOPPES AT BEL AIR MALL

- Target
- JCPenney
- Dillard's
- Victoria's Secret
- VERSONA
- AÉROPOSTALE
- beik
- DOLLAR TREE

Waffle House

- Charleys
- Travelodge

COTTAGE VILLAGE

- Waffle House
- McDonald's

ACE BUDDY'S

- Hardware
- Home Furnishings

CITI TRENDS

- ichiban
- Wendys
- AutoZone

MCGOWIN PARK

- Old Navy
- Best Buy
- HomeGoods
- Neon's
- Hobby Lobby
- Five Guys
- Petco

Walmart

- Regions



TARGET MARKET SUMMARY

McGowin Park

Ring of 5 miles

KEY FACTS

146K

Population

175K

Total Daytime
Population

-0.17%

Population
Annual Growth
Rate

38.7

Median Age

\$48K

Median
Household
Income

\$56K

Average
Disposable
Income

23K

Population 12
Years & Younger

77K

Female
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2022, 2027.

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ANNUAL ENTERTAINMENT SPENDING

\$162M

Entertainment/
Recreation

\$35M

Entertainment/
Recreation Fees &
Admissions

\$2M

Tickets to Parks or
Museums

Tapestry Segments



Old and Newcomers
9,451 households

15.2%
of Households



Modest Income
Homes
7,863 households

12.7%
of Households



In Style
6,832 households

11.0%
of Households

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

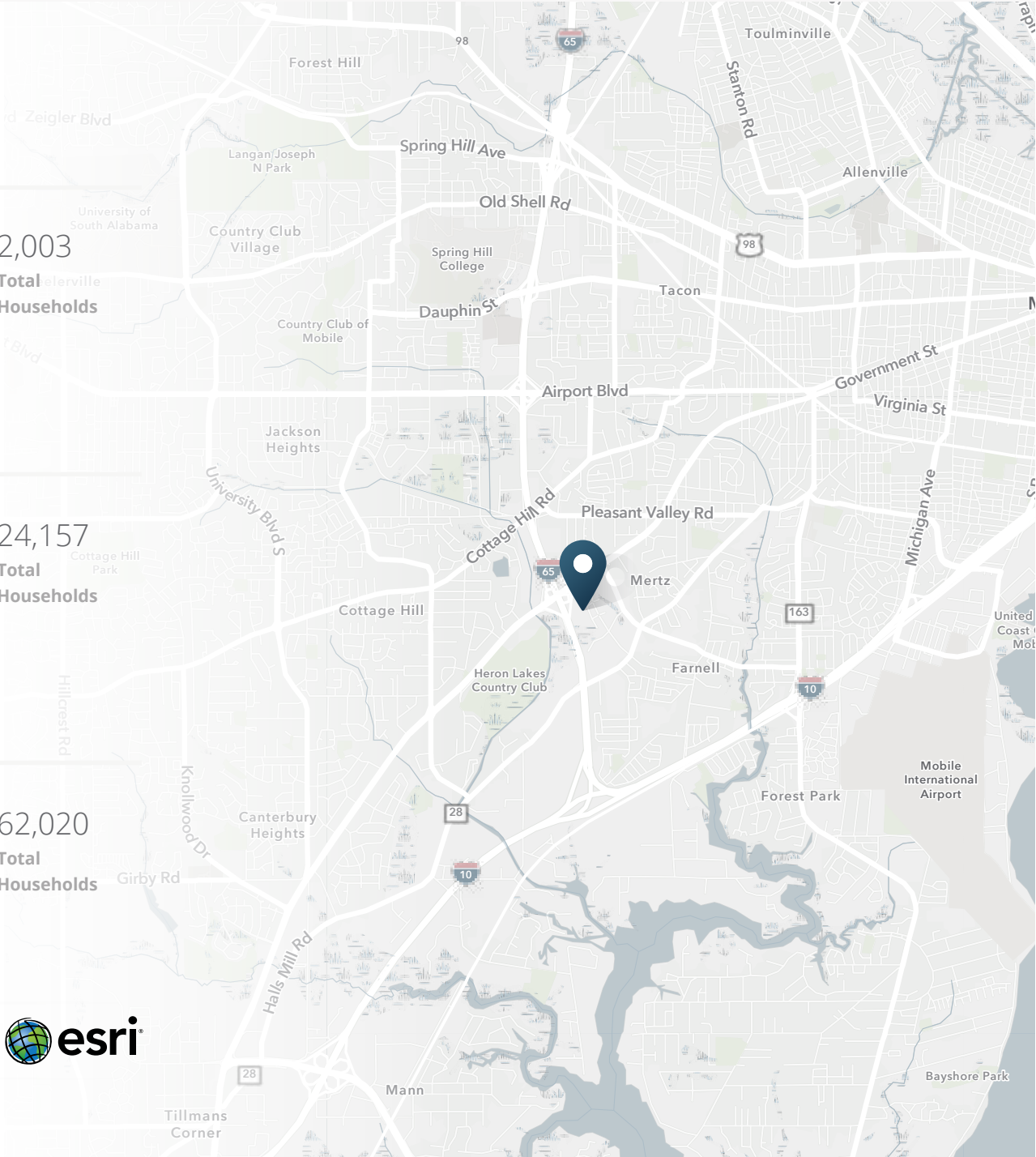
5,254 Population	10,646 Total Daytime Population	\$60,442 Average Household Income	2,003 Total Households
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3 MILES

56,523 Population	82,071 Total Daytime Population	\$64,819 Average Household Income	24,157 Total Households
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5 MILES

145,735 Population	176,165 Total Daytime Population	\$74,344 Average Household Income	62,020 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



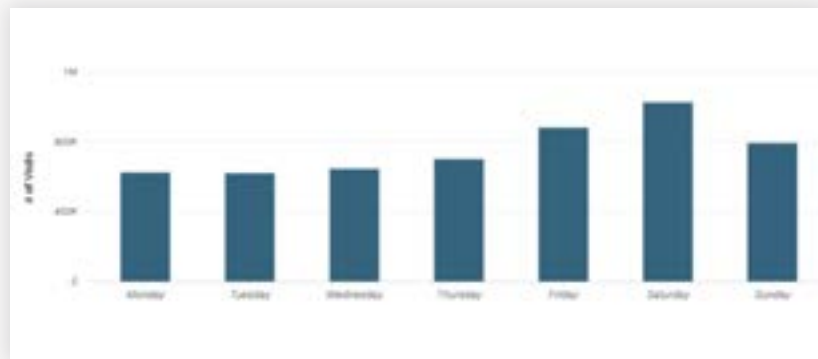
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

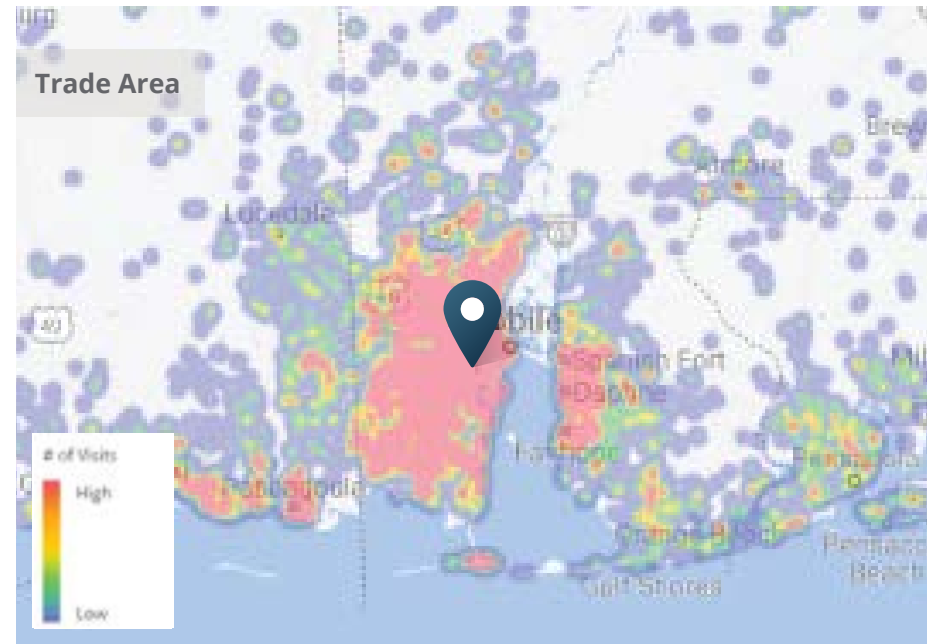
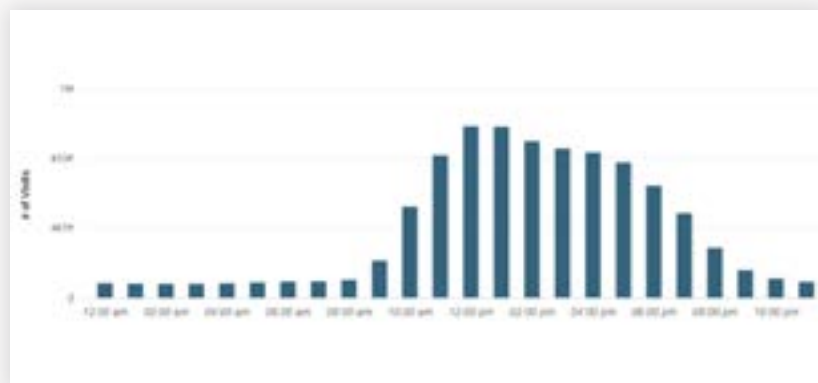
07/01/2022 - 06/30/2022

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
950.6K	5.3M	5.6

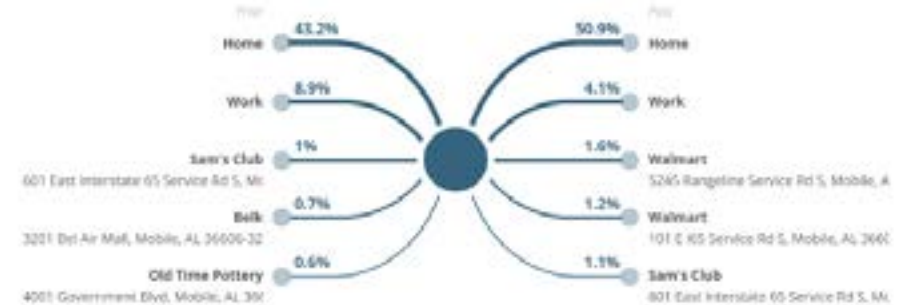
Daily Visits



Hourly Visits



Customer Journey



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