

3,000 – 5,250 SF FOR LEASE

# HIGH PROFILE AIRPORT BLVD. SHOPPING CENTER FOR LEASE – RETAIL, FOOD, AND SERVICE USES OK!

3691 AIRPORT BOULEVARD, MOBILE, AL 36608

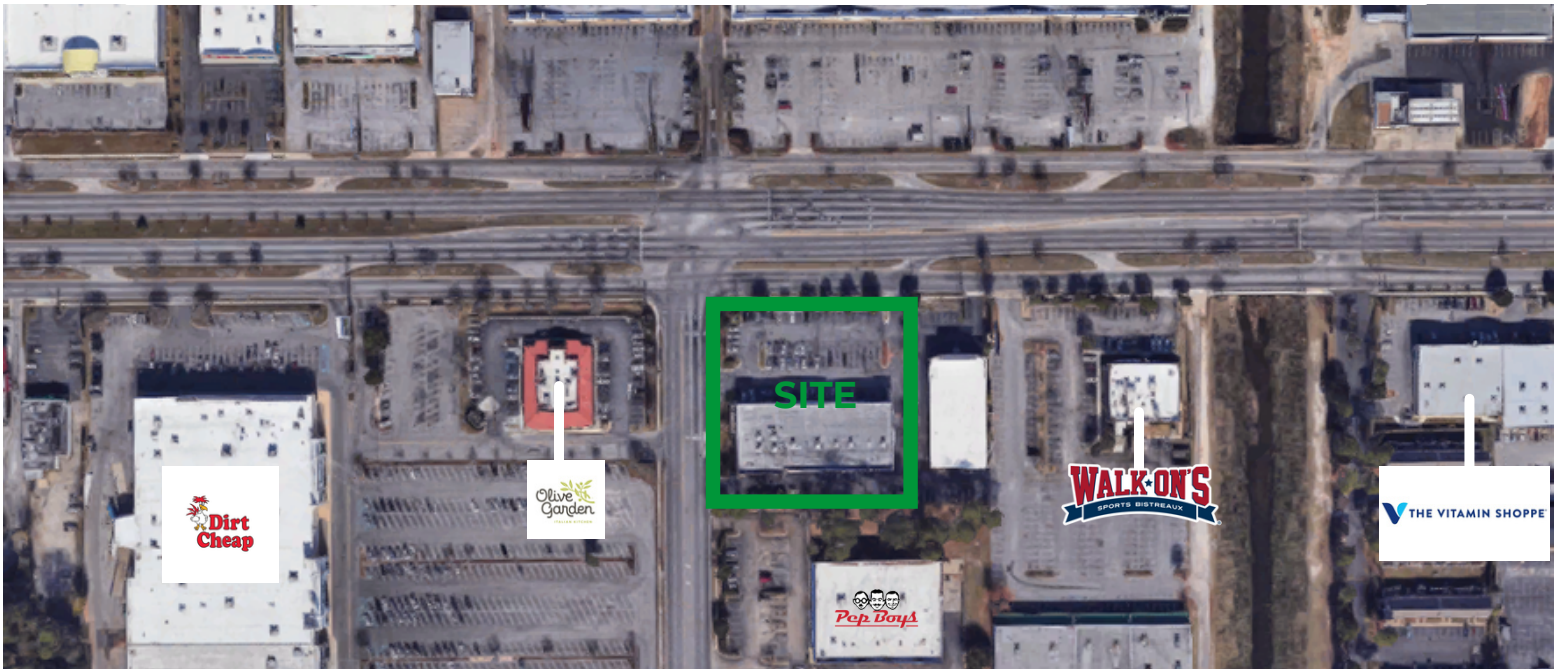
PROPERTY FOR LEASE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

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**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
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## SITE PLAN

The  
Good Feet  
Store<sup>®</sup>  
America's Arch Support Experts

AVAILABLE  
3,000 SF

TOUR THE  
SPACE

GameStop

FedEx<sup>®</sup>  
Office

AVAILABLE  
5,250 SF

(Former restaurant - can be demised)

TOUR THE SPACE

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## RETAIL TRADE AREA AERIAL



## QUICK FACTS

- High profile leasing opportunities – 3,000sf & 5,250sf (can be demised) – Retail, Food and Service Uses OK!
- 5,250 sf space located on endcap and ideally suited for second-generation restaurant use (Full-service or QSR)
- Located along heavily trafficked retail thoroughfare of Airport Blvd., boasting over 51,000 cars per day
- Excellent visibility to street and in close proximity to national retailers including Target; Whole Foods; Marshall's; TJ Maxx; JoAnn Fabrics and many more...!
- Ample free and in common parking and signage available!

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,999	69,993	185,933
2010 Population	8,329	71,014	177,684
2021 Population	8,176	70,077	176,149
2026 Population	8,130	70,235	177,333
2000-2010 Annual Rate	1.75%	0.14%	-0.45%
2010-2021 Annual Rate	-0.16%	-0.12%	-0.08%
2021-2026 Annual Rate	-0.11%	0.05%	0.13%
2021 Male Population	47.5%	46.9%	47.0%
2021 Female Population	52.5%	53.1%	53.0%
2021 Median Age	32.4	36.6	37.8

In the identified area, the current year population is 176,149. In 2010, the Census count in the area was 177,684. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 177,333 representing a change of 0.13% annually from 2021 to 2026. Currently, the population is 47.0% male and 53.0% female.

### Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	45.5%	50.2%	42.1%
2021 Black Alone	41.5%	43.0%	52.5%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2021 Asian Alone	5.8%	2.8%	2.1%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	3.8%	1.5%	1.1%
2021 Two or More Races	2.8%	2.1%	1.9%
2021 Hispanic Origin (Any Race)	7.9%	4.1%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.5 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	32	67	57
2000 Households	3,364	29,595	73,774
2010 Households	4,039	30,171	72,877
2021 Total Households	3,904	29,786	72,685
2026 Total Households	3,880	29,905	73,374
2000-2010 Annual Rate	1.85%	0.19%	-0.12%
2010-2021 Annual Rate	-0.30%	-0.11%	-0.02%
2021-2026 Annual Rate	-0.12%	0.08%	0.19%
2021 Average Household Size	2.06	2.30	2.37

The household count in this area has changed from 72,877 in 2010 to 72,685 in the current year, a change of -0.02% annually. The five-year projection of households is 73,374, a change of 0.19% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2010. The number of families in the current year is 43,107 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	27.3%	14.9%	13.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$37,989	\$46,043	\$43,245
2026 Median Household Income	\$40,371	\$50,626	\$47,079
2021-2026 Annual Rate	1.22%	1.92%	1.71%
<b>Average Household Income</b>			
2021 Average Household Income	\$49,523	\$67,919	\$62,659
2026 Average Household Income	\$54,092	\$75,182	\$69,354
2021-2026 Annual Rate	1.78%	2.05%	2.05%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$23,879	\$28,874	\$25,932
2026 Per Capita Income	\$26,060	\$32,010	\$28,769
2021-2026 Annual Rate	1.76%	2.08%	2.10%

### Households by Income

Current median household income is \$43,245 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$47,079 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$62,659 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$69,354 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,932 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,769 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	94	166	179
2000 Total Housing Units	3,925	32,334	81,206
2000 Owner Occupied Housing Units	546	16,905	43,451
2000 Renter Occupied Housing Units	2,818	12,691	30,323
2000 Vacant Housing Units	561	2,738	7,432
2010 Total Housing Units	4,626	33,900	82,298
2010 Owner Occupied Housing Units	525	15,669	40,446
2010 Renter Occupied Housing Units	3,514	14,502	32,431
2010 Vacant Housing Units	587	3,729	9,421
2021 Total Housing Units	4,855	34,706	84,670
2021 Owner Occupied Housing Units	521	14,479	37,417
2021 Renter Occupied Housing Units	3,383	15,307	35,268
2021 Vacant Housing Units	951	4,920	11,985
2026 Total Housing Units	4,905	35,074	85,878
2026 Owner Occupied Housing Units	570	14,839	38,384
2026 Renter Occupied Housing Units	3,310	15,066	34,990
2026 Vacant Housing Units	1,025	5,169	12,504

Currently, 44.2% of the 84,670 housing units in the area are owner occupied; 41.7%, renter occupied; and 14.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 82,298 housing units in the area - 49.1% owner occupied, 39.4% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 1.27%. Median home value in the area is \$142,213, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.82% annually to \$171,539.

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