



# SPACE IN DOLLAR TREE ANCHORED STRIP CENTER

400 Bel Air Boulevard, Mobile, AL 36606

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this 2,429 SF retail space FOR LEASE located in a Dollar Tree anchored strip center in Mobile, AL. This retail space is located adjacent to The Shoppes at Bel Air, Mobile's Shopping Mall. Other nationally recognized retailers with locations in the surrounding area, include Walmart Supercenter, Lowe's, Sam's Club, Burlington, Belk, McDonald's, Michaels, Big Lots, Chick-fil-A, Starbucks, Wendy's and Burger King, among others. This area boasts high traffic counts of 28,000 AADT. This property is ~1/2 mile from Exit 3 off I-65 which has well over 100,000 AADT.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Tenant Mix Includes Both National and Local Retailers
- High Traffic Counts (Over 5,000,000 Vehicles Annually)
- Located Adjacent Mobile, AL's Super-Regional Shopping Mall (1,300,000 SF)

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/YR (NNN)
Number of Units:	1
Available SF:	2,429 SF
Gross Building Size:	28,524 SF

RETAIL PROPERTY FOR LEASE

## PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
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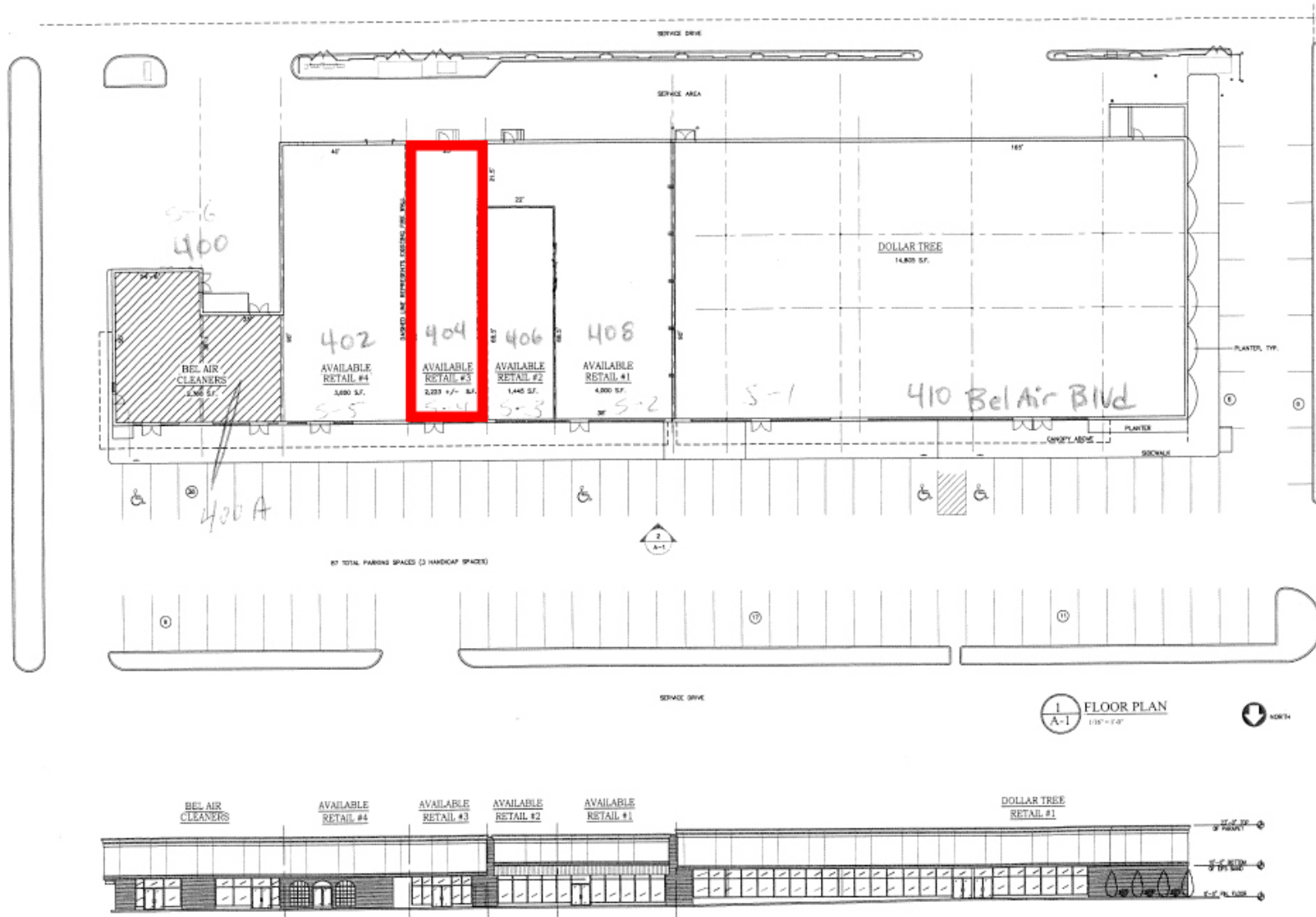


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RETAIL PROPERTY FOR LEASE

SITE PLAN



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COMMERCIAL  
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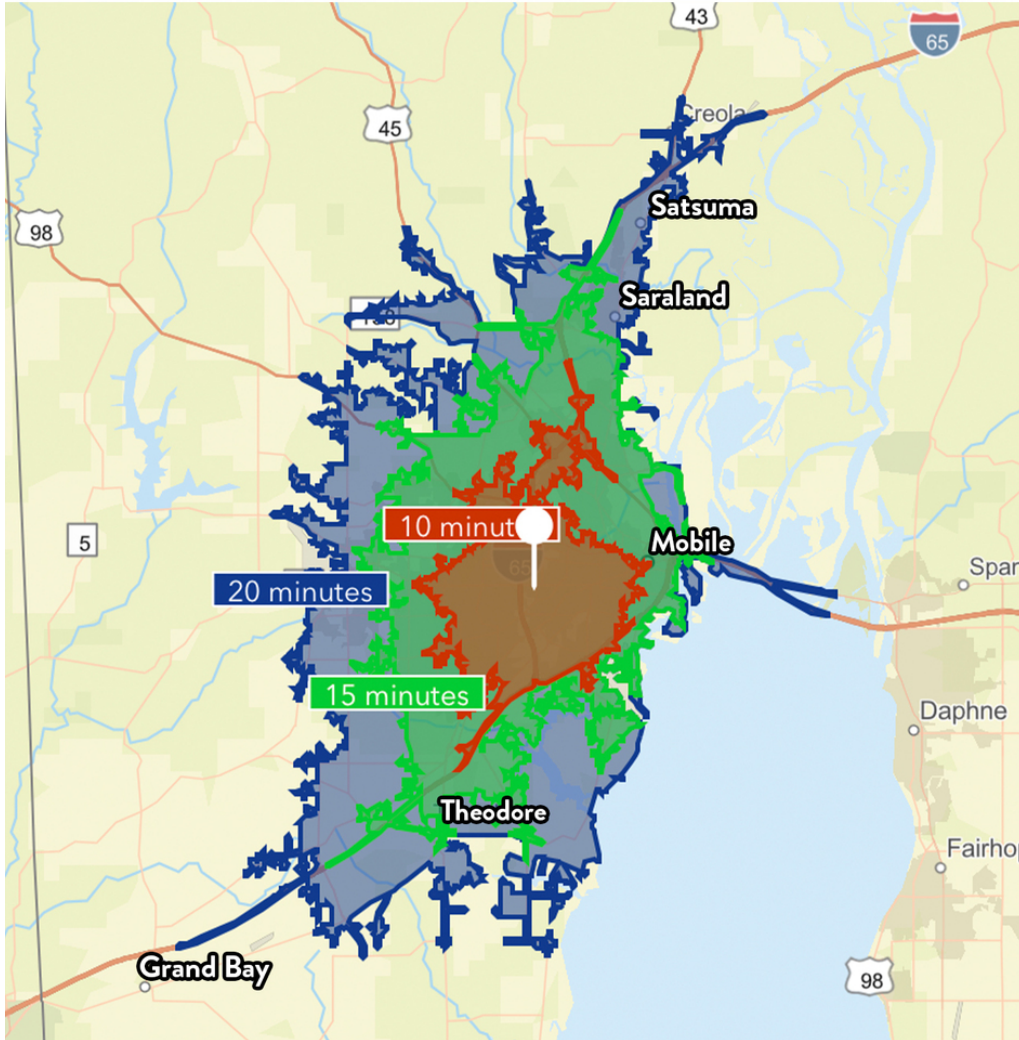


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**\$63,340**

Average Household Income within 20 minutes of site.



**36.9**

Median Age

Within 20 minutes of site.



**133,201**

Number of housing units within 20 minutes of site.

2021 Demographics	10 Minutes	15 Minutes	20 Minutes
Population	90,580	207,300	289,705
Average HH Income	\$62,479	\$60,387	\$63,340
2026 Projections	10 Minutes	15 Minutes	20 Minutes
Population	90,683	208,640	292,727
Average HH Income	\$69,325	\$66,832	\$70,574

### Travel Time to Site

- 10 Minutes
- 15 Minutes
- 20 Minutes

RETAIL PROPERTY FOR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE