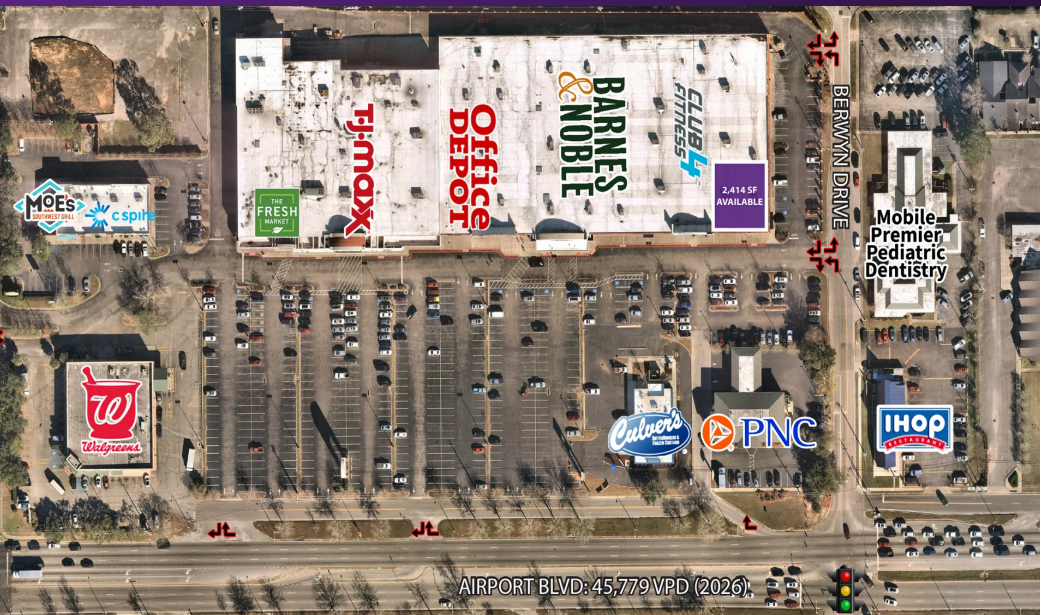


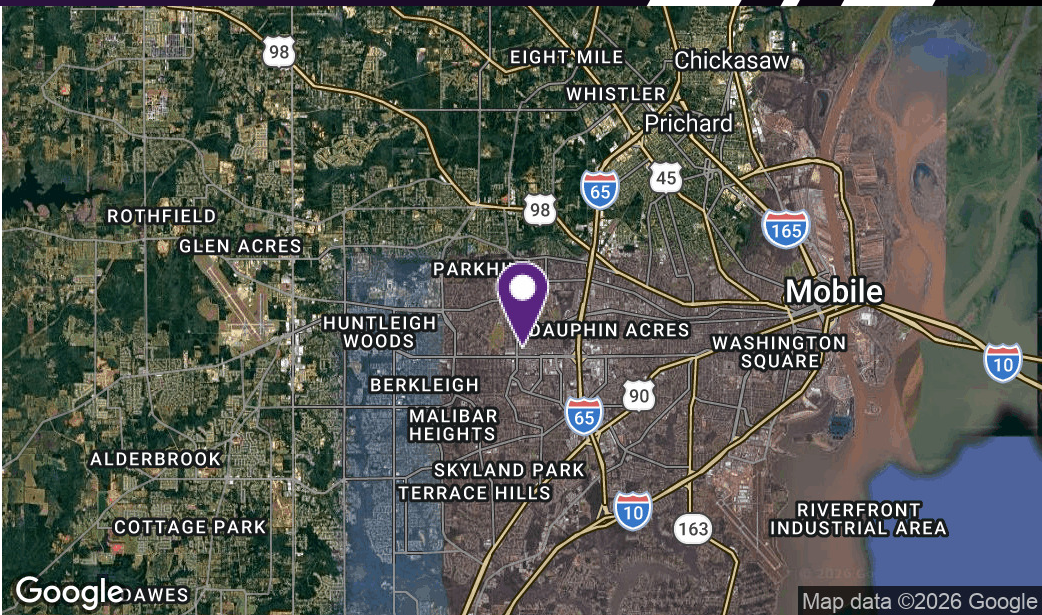
McGREGOR SQUARE

3930 AIRPORT BLVD, MOBILE, AL 36608



PROPERTY HIGHLIGHTS

- 2,500 SF retail space available at McGregor Square, located along Airport Boulevard (53,000+ VPD) in Mobile.
- Co-tenants include Barnes and Noble, Club4 Fitness, Office Depot, TJ Maxx, and The Fresh Market.
- Outparcels feature PNC Bank, Culver's, and Walgreens.
- The center recorded 2.3 million visits in 2024.



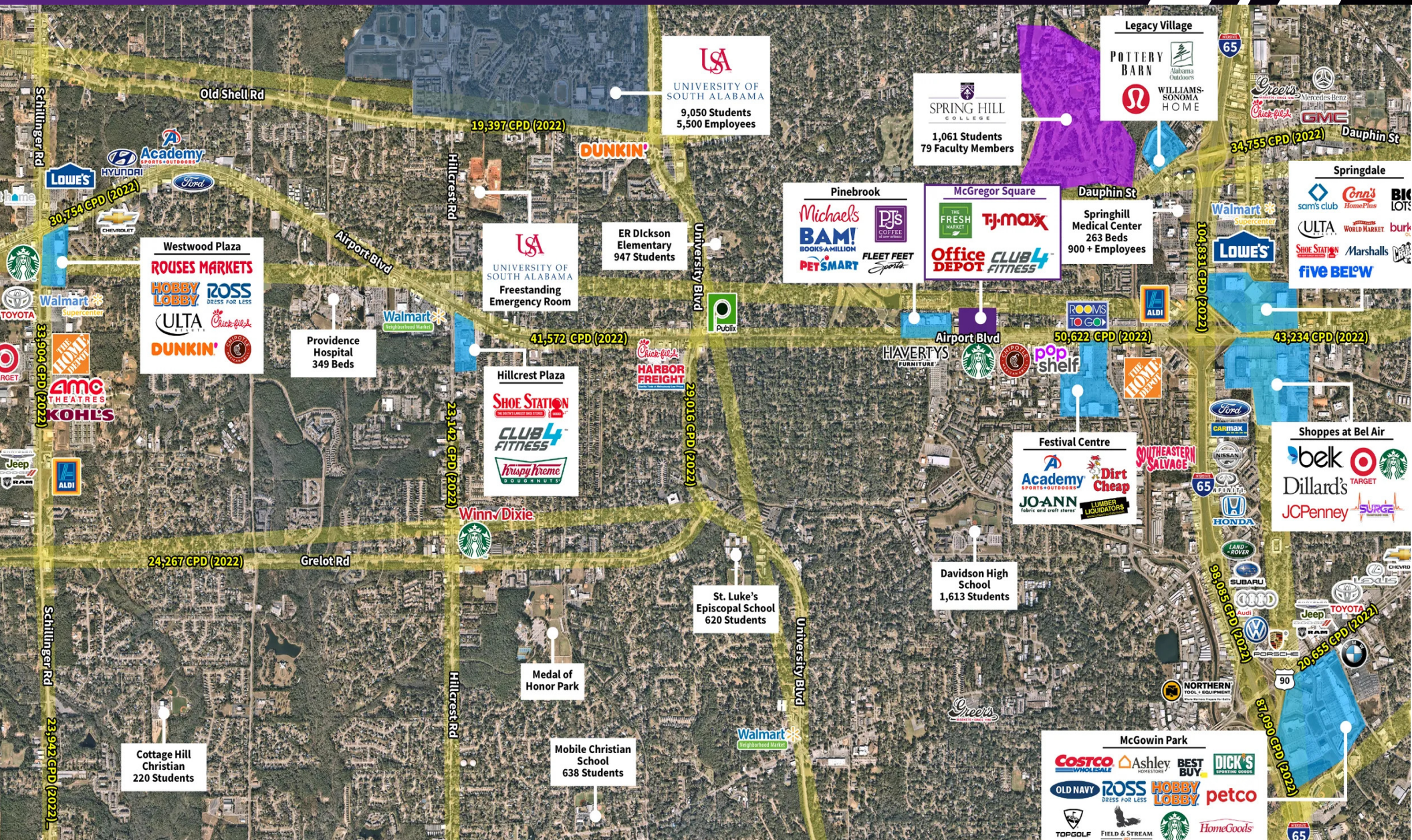
OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,170	29,390	70,348
Total Population	9,040	69,276	167,730
Average HH Income	\$79,480	\$75,307	\$72,159

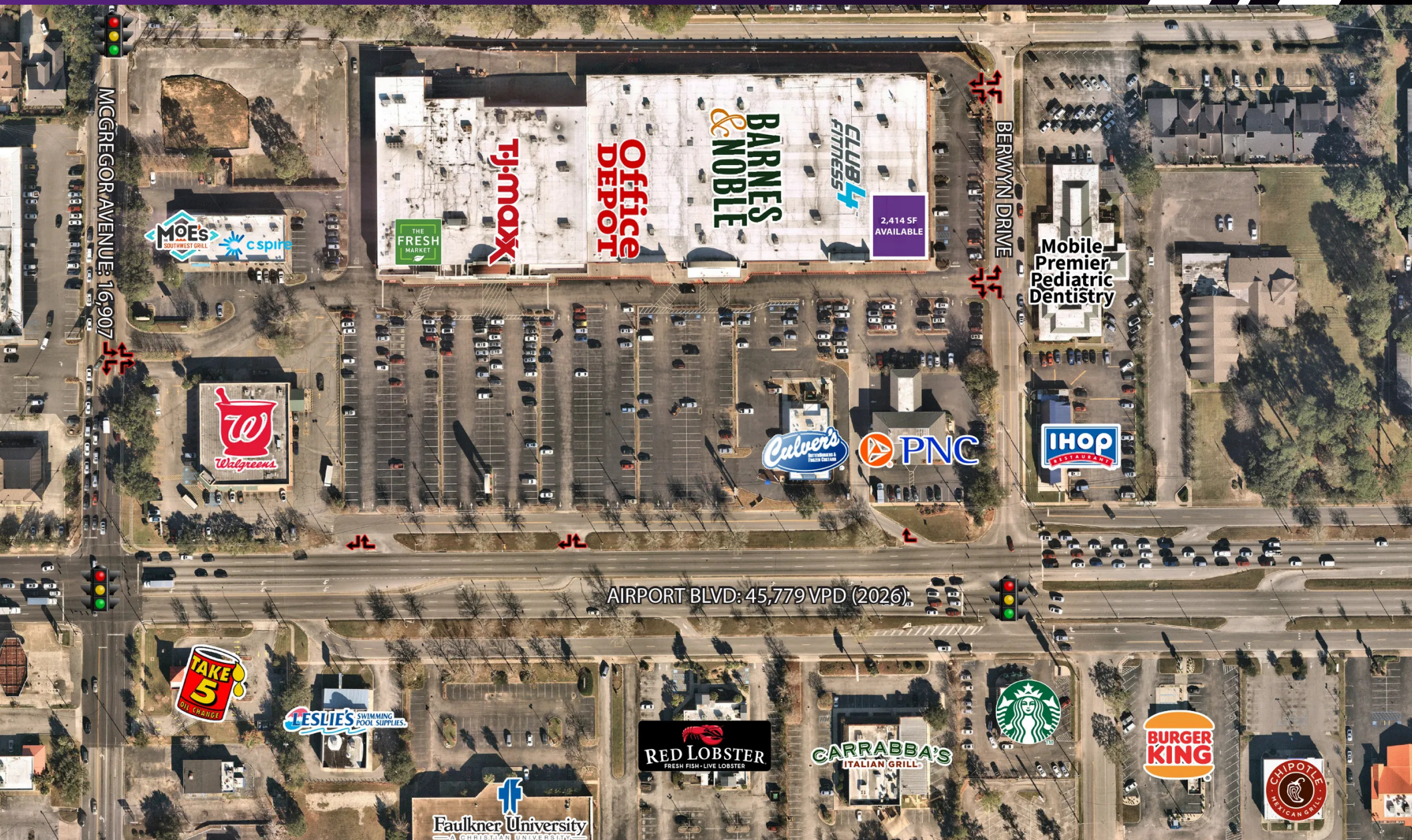
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,040	69,276	167,730
Average Age	36	38	40
Average Age (Male)	35	37	38
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,170	29,390	70,348
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$79,480	\$75,307	\$72,159
Average House Value	\$420,167	\$280,372	\$239,642

2020 American Community Survey (ACS)

