

# ROBBINS PROPERTIES

## Leasing Opportunity

3716 Airport Blvd, Mobile, AL 36608



- ◆ EXCELLENT ACCESS & VISIBILITY FROM AIRPORT BLVD
- ◆ 4,350 SF (58' WIDE BY 75' DEEP)
- ◆ PARKING RATIO OF 13.90 SPACES PER 1,000 SF
- ◆ DRIVE THRU MAY BE INSTALLED
- ◆ GROWING TRADE AREA



**ROBBINS PROPERTIES**  
Leasing • Property Management • Investment Sales

**Mark Robbins, Principal**

Phone: 615.301.6571

Mobile: 615.473.7731

[www.robbsins-properties.com](http://www.robbsins-properties.com)

[mrobbsins@robbsins-properties.com](mailto:mrobbsins@robbsins-properties.com)

◆ ASPEN DENTAL IS CO-TENANT IN THIS PROPERTY.

◆ OTHER TENANTS IN SURROUNDING AREA INCLUDE: HOME DEPOT, ACADEMY SPORTS, WHOLE FOODS MARKET, BED BATH & BEYOND, JOANN FABRICS, GUITAR CENTER, BURLINGTON, T.J. MAXX, OFFICE DEPOT, THE FRESH MARKET, BOOKS-A-MILLION, STARBUCKS, CHIPOTLE, RED LOBSTER, PANERA BREAD AND MANY OTHERS.

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Will divide



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### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	7,977	70,245	184,013
AVG. HH INCOME	\$52,148	\$60,839	\$53,478

TRAFFIC COUNT + 51,140 CARS PER DAY

