

**FOR LEASE
6,254± SF
RETAIL CENTER
SEMMEs, AL**

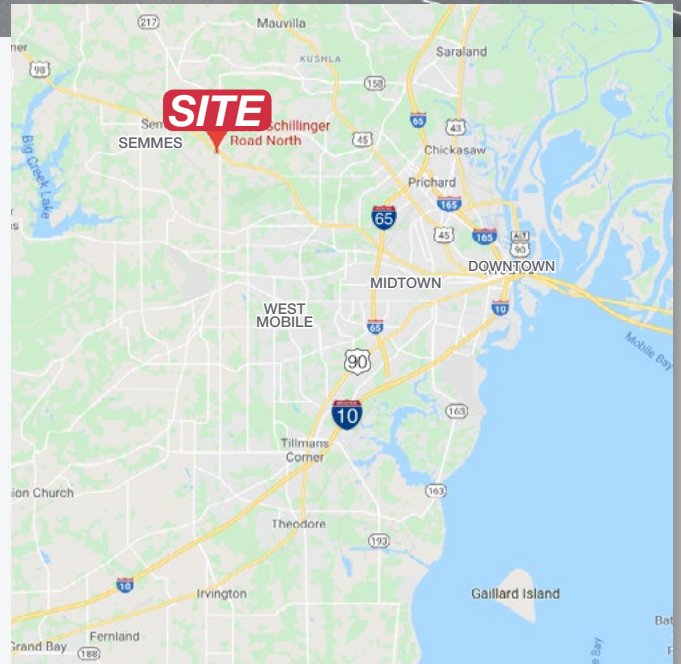


Forum Shops Retail Center

3385 Schillinger Rd. N
Semmes, AL 36575

Property Features

- Building Size: 37,341± SF
- Available: 6,254± SF (Unit 17)
- WalMart Supercenter shadow center
- Excellent location with great access and visibility
- Located on main retail corridor of Semmes
- Tenant Mix includes Moe's Original BBQ, Hibbett Sports, Anytime Fitness, Rent-A-Center, Cricket Wireless and more
- Constructed in 2007 with roof replaced this year
- \$73,000+ Average Household Income with 14% projected for 2024



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LEASE RATE: \$8.00/SF NNN

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Location Description:

Excellent location at the major intersection of Schillinger Rd. N and HWY 98/Moffett Rd. in Semmes, AL. HWY 98 is a major retail corridor with 26,000+ vehicles per day. The 37,341 square foot building is a WalMart Supercenter shadow center, with other nearby tenants such as Dollar Tree, Walgreens, Autozone and more. 2019 Population is 49,161 within a five mile radius and is projected for 0.44% growth by 2024.



Moffett Rd.	0.2 miles
Magnolia Grove Golf Course	3.5 miles
Old Shell Rd.	4.8 miles
Mobile Regional Airport	5.7 miles
I-65	7.7 miles
Downtown Mobile	12.4 miles
I-10	13.5 miles

Demographics

2019	1 mile	3 mile	5 mile
POPULATION	2,995	17,251	49,161
# OF HOUSEHOLDS	1,132	6,309	17,962
AVG. HH INCOME	\$75,629	\$73,146	\$65,135
ANNUAL GROWTH RATE	0.671%	0.57%	0.44%

Source: ©ESRI 2019

1	3-5	6	7	8	9	10	11-13	14-16	17
									AVAILABLE

Accessibility icons (wheelchair) are located below the storefront units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19.

Diagrams of parking stalls and ramps. There are 17 stalls with cars, 17 stalls with trucks, and 1 ramp leading to a set of stairs.

A long, narrow row of 17 parking stalls, each with a car icon.

