

For Sale: Walmart Shadow Center

Total GLA

- 37,341 SF

Cap Rate

- 8.25%

Available Bay

- Unit 17: 6,254 SF

Existing Tenants

- Moe's Original Bar B Que - 3,702 SF
- Hibbett Sports - 4,686 SF
- Rent-A-Center - 4,620 SF
- Anytime Fitness - 4,162 SF
- New Horizons Credit Union - 2,000 SF
- Complete Pool Care - 1,560 SF
- Cricket Wireless - 1,562 SF
- Deep South Vape - 1,562 SF
- Nails by Princess - 1,560 SF
- Accurate Tax & Payroll - 1,560 SF
- McCranie ATA Martial Arts - 4,113 SF

Area Businesses

- Walmart Supercenter
- Rite Aid
- Dollar Tree
- Verizon
- Family Dollar
- Subway
- Planet Beach
- Check Into Cash
- Eyeworld Vision Center
- Century Bank
- Shoe Dept.
- Cato
- Regions Bank
- H&R Block

Traffic Counts (ADT 2016)

- On Highway 98 (Moffet Road), east of Schillinger Road: 23,860
- On Highway 98 (Moffet Road), west of Schillinger Road: 29,170



Property owned and managed by

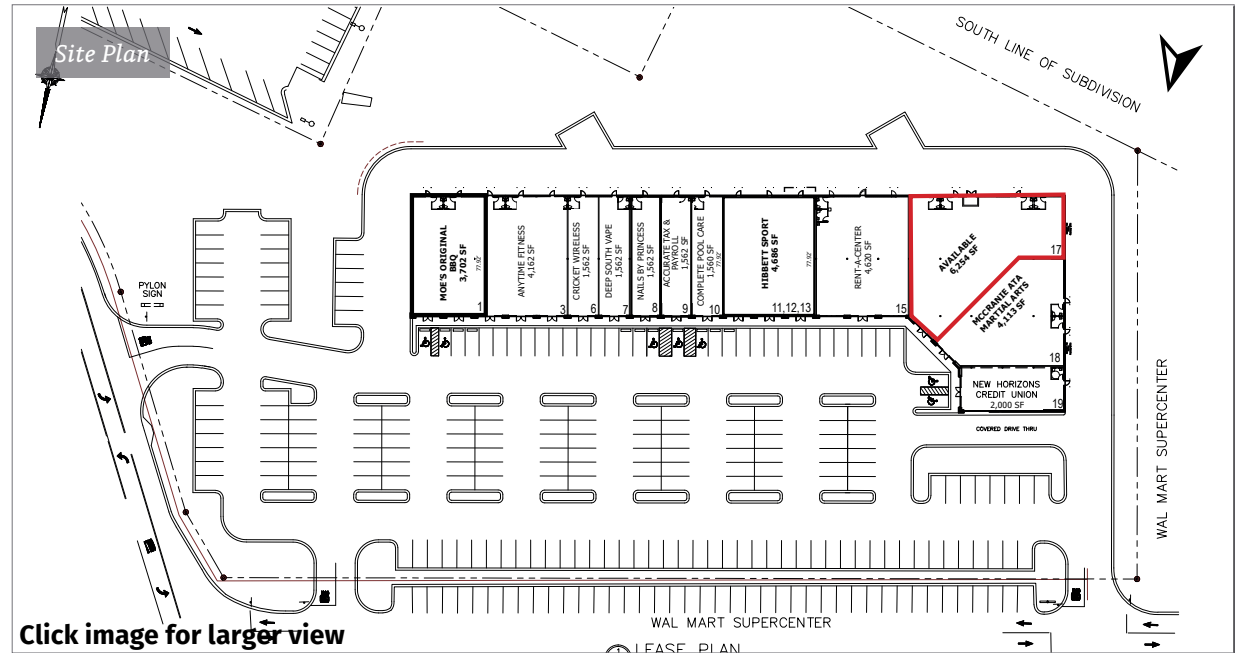
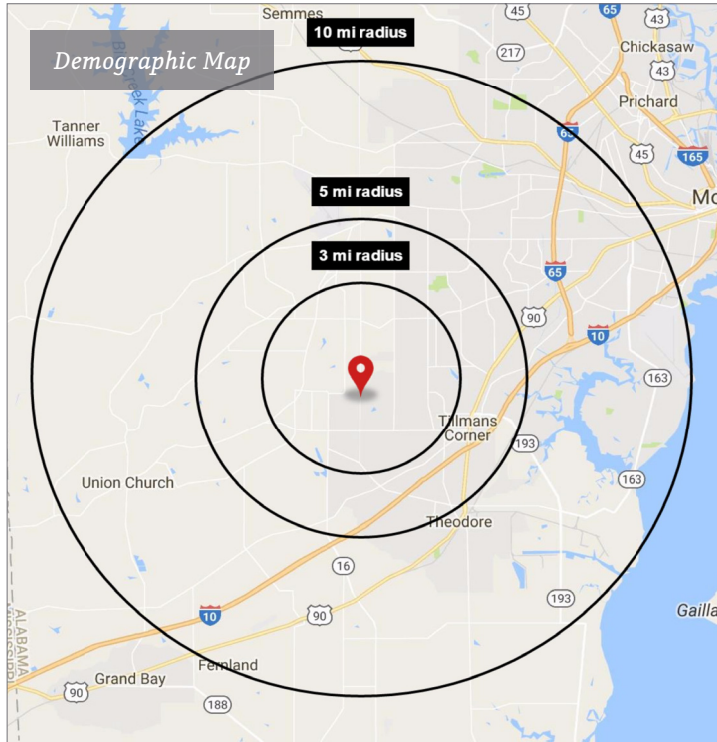
sandor

Jeff Barnes, CCIM
 1 St. Louis Street, Ste. 4100
 Mobile, Alabama 36602
 251-375-2496
 jbarnes@stirlingprop.com

Jill Meeks
 1 St. Louis Street, Ste. 4100
 Mobile, Alabama 36602
 251-375-2499
 jmeeks@stirlingprop.com

Forum Shops

3385 Schillinger Road North, Semmes, AL



Click image for larger view

2018 Demographics

	3 mi.	5 mi.	10 mi.
Population	34,023	89,563	248,068
Households	13,306	36,854	102,008
Avg. HH Income	\$86,577	\$81,687	\$69,863



Property owned and managed by
sandor