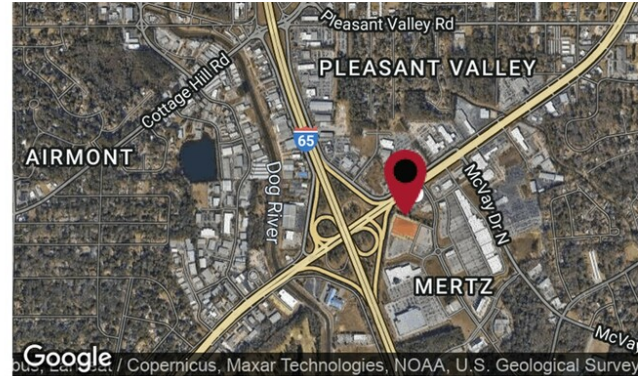


TOP GOLF AT MCGOWIN PARK



1250 SATCHEL PAIGE DRIVE, MOBILE, AL 36606



OFFERING SUMMARY

County	Mobile
Available	Outparcel 1— 1.64 acres Outparcel 2— 1.49 acres
Lease Rate	Contact for Details
Zoning	General Commercial
Traffic Count	83,410

PROPERTY OVERVIEW AND HIGHLIGHTS

The subject property is located at the intersection of I-65 and US Hwy 90 (Government Blvd.) that leads directly to Downtown Mobile. The site has excellent visibility from both directions on I-65 and US Hwy 90. The site is located in the primary commercial area that services Mobile and the surrounding communities. McGowin Park is a regional retail shopping center that directly neighbors the site. National brands like Costco, Dick's Sporting Goods, HomeGoods, Best Buy, Hobby Lobby, etc. anchor the center and draw consumer traffic to the area. Mobile, AL is one of the oldest cities in the US established by the French in 1702. Today, Mobile is one of the major port cities in the country and is one of the primary economic drivers to the area. Tourism, manufacturing, research, and healthcare are the major industries for the metro-Mobile area. The manufacturing primarily focuses on aerospace, paper, automotive, and steel industries.

- ☑ Outparcels are located directly adjacent to Top Golf at McGowin Park
- ☑ High traffic counts of 83,410 VPD at I-65 and 29,200 VPD at the Government Blvd intersection, providing great access and visibility along two primary travel corridors
- ☑ Universities/Colleges: University of South Alabama, University of Mobile, Spring Hill College
- ☑ University of South Alabama generates over \$3B to the local economy through education and its medical centers.
- ☑ Major Employers: Airbus, Thyssenkrupp, ST Mobile Aerospace & Engineering, Austal USA, Kimberly Clark, CPSI, Coca-Cola, Shell Mobile, Walmart, Regions Bank, Arkema, and various healthcare systems.

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