

UNIVERSITY SQUARE SHOPPING CENTER

Old Shell @ Jaguar Drive · Mobile, Alabama · October 2013



HIGHLIGHTS & DEMOGRAPHICS:

- Located **directly across** from the University of South Alabama Mitchell Center
- Approximately **3,000** students reside on campus with enrollment over **15,000** students
- **Major growth** on campus and off campus with **direct proximity** to shopping center
- Several new apartment complexes located nearby
- Excellent **exposure** and **visibility**
- **28,000** average daily traffic count



Merrill P. Thomas Co., Inc.

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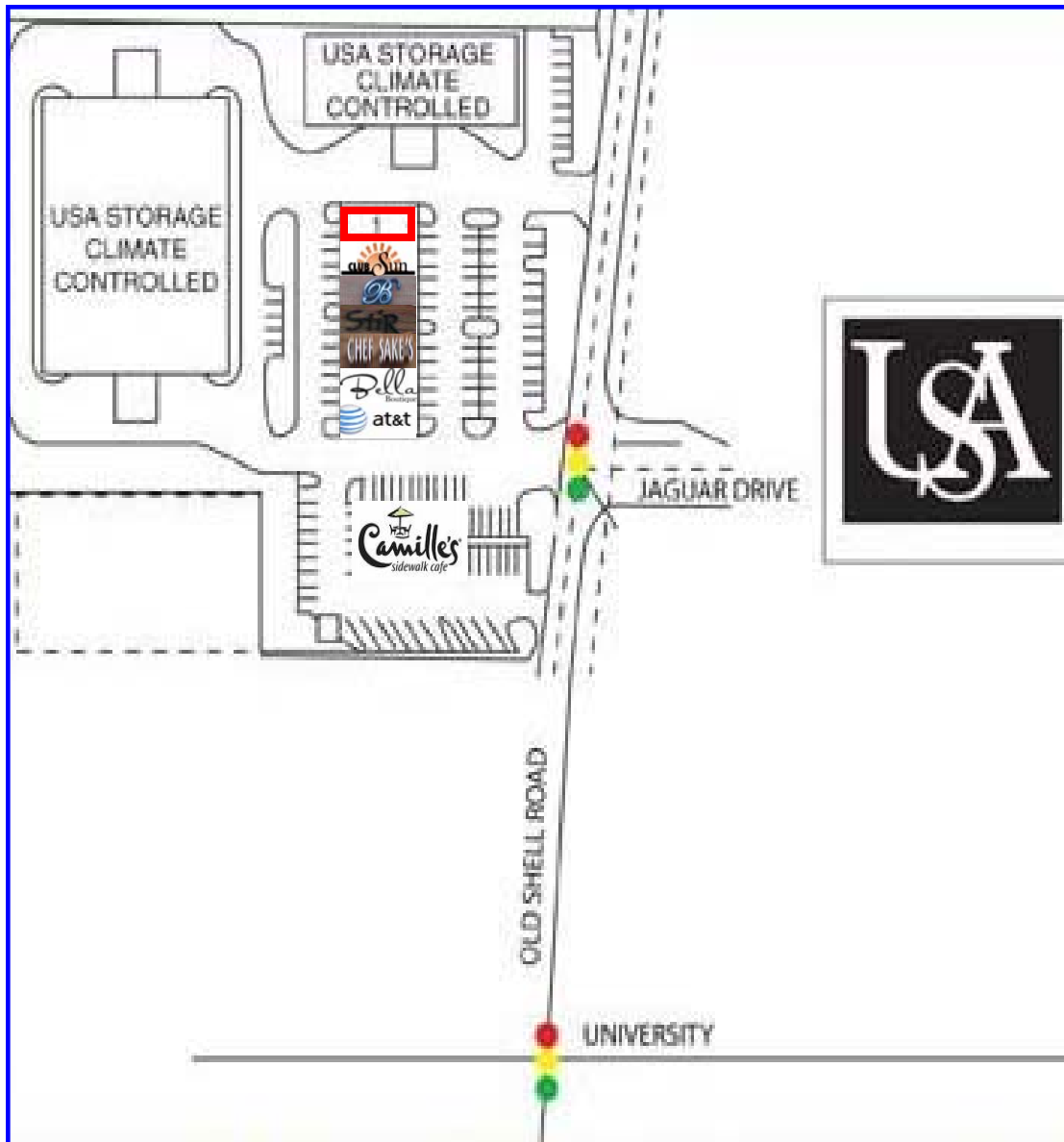
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University Square Shopping Center

5821 Old Shell Road @ Jaguar ♦ Mobile, AL



Shop #	Tenant	Size	Sq Ft	Base Monthly Rent	Monthly Estimated CAM, TX, INS*
1	Available	20x60	1,200	\$1,800.00	\$304.00
2	Club Sun	20x60	1,200	...	...
3	Bellasia Spa	20x60	1,200	...	...
4	Stir	20x60	1,200	...	...
5	Chef Sake's Sushi Bar	20x60	1,200	...	...
6	Bella Boutique	20x60	1,200	...	...
7	Planet Cellular (ATT)	20x60	1,200	...	...
8	Camille's Café	FS Building			

* Estimated Common Area Maintenance (CAM), Taxes, and Insurance (per sq ft):

CAM:	\$1.19
Taxes:	\$1.13
Insurance:	\$0.72
Total Reimbursements/Sq Ft	\$3.04

Prices and availability subject to change without notice. Please call for current availability and quotes.

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