

Available

Pad Sites for Ground Lease Or Build-to-Suit

McGowin Park
I-65 & Hwy 90
Mobile, AL

Property Specifications

- ± 0.70 AC - 2.07 AC
- 650,000 SF regional power center anchored by Costco
- 6.2 million visits per year (PlacerAI) - the highest shopping center average in Mobile
- 23.5% cumulative three year visitor increase
- Excellent visibility to I-65 (85,991 CPD) and Hwy 90 (39,856 CPD)
- Co-tenants include: TopGolf, Dick's, Best Buy, Ashley Furniture, Hobby Lobby, HomeGoods, and Ross



Demographics

Source: Esri 2024

1 Mile

4,936 Estimated Population 9,024 Daytime Population \$45,865 Median Household Income 35.5 Median Age

3 Mile

56,140 Estimated Population 80,395 Daytime Population \$47,660 Median Household Income 35.6 Median Age

5 Mile

144,086 Estimated Population 175,673 Daytime Population \$52,170 Median Household Income 38.2 Median Age

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