

# 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 2024) and Hwy 90 (39,856 CPD 2024)
- Co-tenants include: TopGolf, Dick's, Best Buy, Ashley Furniture, Hobby Lobby, HomeGoods, and Ross



### Demographics

Source: Esri 2025

#### 1 Mile

4,777 Total Population	 9,394 Daytime Population	\$45,065 Median Household Income	 35.4 Median Age
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#### 3 Mile

56,292 Total Population	 80,592 Daytime Population	\$49,900 Median Household Income	 36.1 Median Age
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#### 5 Mile

143,558 Total Population	 176,294 Daytime Population	\$52,476 Median Household Income	 38.6 Median Age
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### Buff Teague

Executive Managing Director  
251 341 1600  
buff.teague@jll.com

Jones Lang LaSalle  
Americas, Inc.

jll.com

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