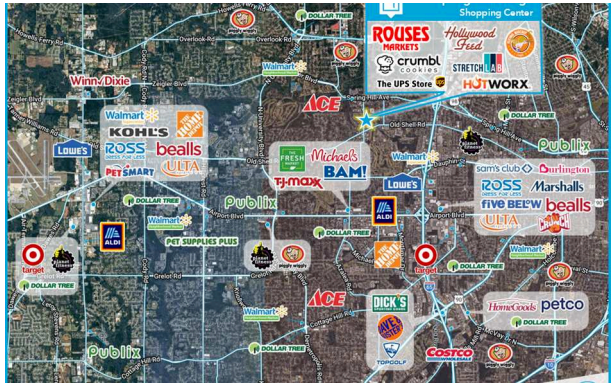
ShopOne Centers
110 East 42nd Street
12th Floor
New York, NY 10017

SPRING HILL VILLAGE

4358 Old Shell Rd, Mobile, AL 36608
TOTAL GLA: 111,627

BRIEF DESCRIPTION

Spring Hill Village is a 111,627 SF, neighborhood shopping center anchored by Rouses Market. Located in Mobile's affluent Spring Hill neighborhood, the center features a diverse mix of national, regional, and local tenants, including The Flying Biscuit Cafe, StretchLab, The UPS Store, and Crumbl Cookies. Strategically positioned at the intersection of Old Shell Road and McGregor Avenue, less than one mile from I-65, Spring Hill Village offers excellent accessibility and convenient access to the surrounding residential communities.







DEMOGRAPHICS

2026 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	6,417	2,430	$220,768
3-Mile	63,577	26,860	$95,064
5-Mile	160,345	68,566	$83,484

TRAFFIC COUNTS

Total	28,500
Old Shell Rd	18,000
McGregor Ave	10,500

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Mobile
- Type: Retail
- Year Built: 1961
- Year Renovated: 2023
- Metro Area: Mobile

CONTACTS

LEASING

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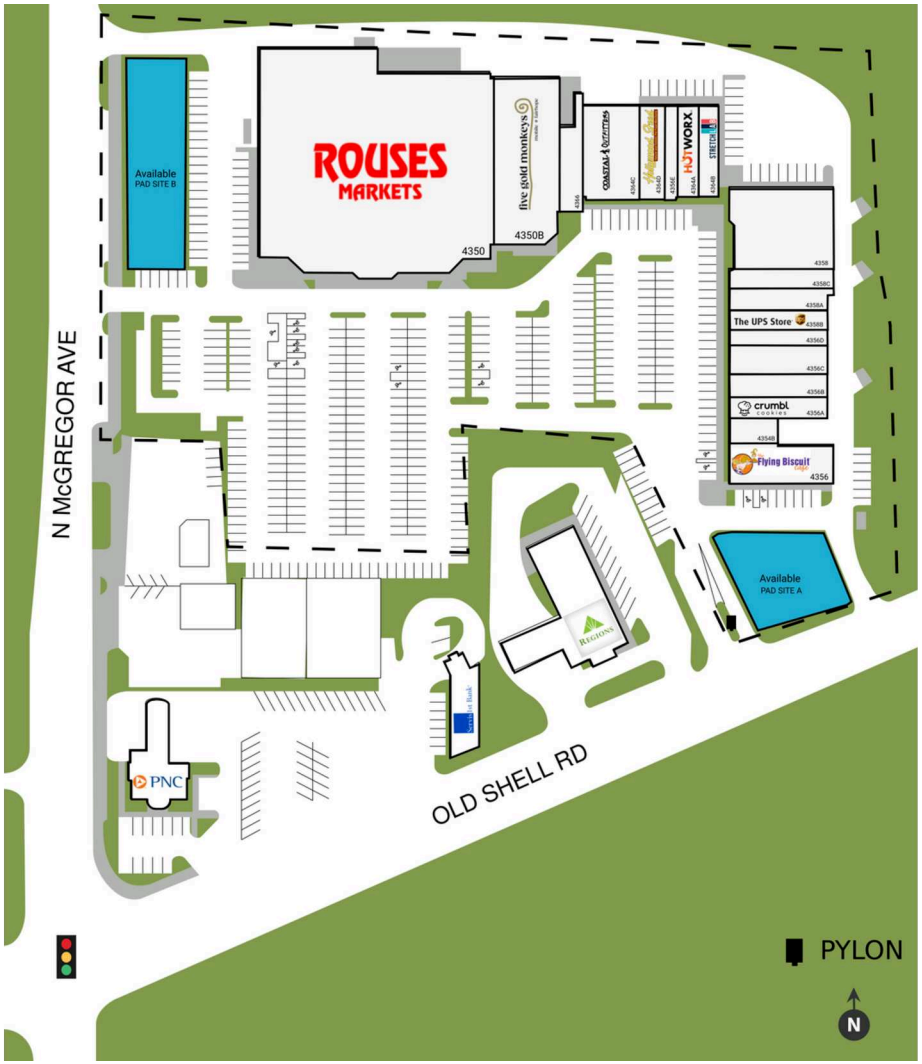
LEASING TEAM

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SUITE	GLA	TENANT
PAD SITE A	0	Available
PAD SITE B	0	Available
4350	52,800	Rouses Market
4350B	12,126	Five Gold Monkeys
4354B	1,500	The Slip Boutique
4356	4,000	The Flying Biscuit
4356A	2,000	Crumbl Cookies
4356B	1,440	Hemline
4356C	2,393	Allure Studio
4356D	1,350	Carousel Kids
4356E	1,862	La Robe Boutique
4358	10,250	Al's 5 and 10
4358A	2,000	Hertha's Second Addition
4358B	2,000	The UPS Store
4358C	1,700	Torrent Salon
4364A	2,447	HotWorx
4364B	2,000	StretchLab
4364C	6,090	Coastal Outfitters
4364D	3,719	Hollywood Feed
4366	1,950	Spring Hill Liquors