

# FOR LEASE

Specialty Purpose/Retail Space  
4130 Government Blvd. | Mobile, AL



## Property Features

- Total Available: 30,000 SF
- Frontage: 530' on HWY 90
- Zoning: B-2
- 12' ceiling height
- Abundant parking
- Retail space featuring a large open floor plan, with a lobby at the entrance and office/storage rooms on the perimeter
- Ample restroom facilities
- All new interior lighting
- Drive-in door
- Easy access to I-65 and I-10
- Great visibility on Government Blvd. (HWY 90)
- Centrally located on a highly traveled retail, office, and industrial corridor



LEASE RATE: \$4.00/SF/YR NNN

**David P. Dexter**

251.379.9446 | ddexter@cre-mobile.com

**JT Jenkins**

251.348.2114 | jt@cre-mobile.com



**CRE  
MOBILE**  
CRE-MOBILE.COM





## Location Description:

The property is located on Government Street (U.S. Highway 90) in between Azalea Road and Knollwood Road in west Mobile. The heavily traveled corridor features a mix of retail and residential neighborhoods. Other tenants in the development include an event venue, a tax preparation service and a pool hall.

Cottage Hill Rd.	1.5 miles
I-65	1.7 miles
Airport Blvd.	3.4 miles
I-10	3.8 miles
Springhill Ave.	5.6 miles
Mobile Aeroplex at Brookley	7.3 miles
Mobile Regional Airport	8.9 miles
Downtown Mobile	10.1 miles
Baldwin County, AL	18.2 miles







NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.