

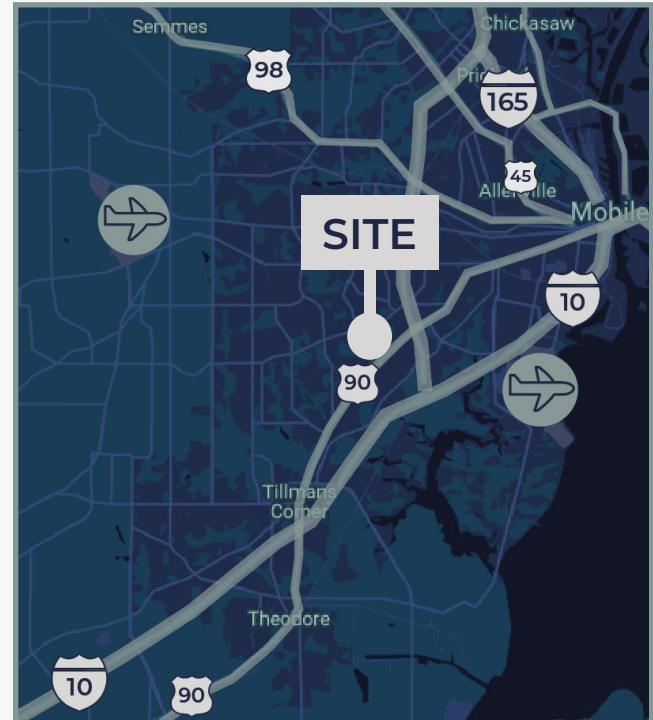
FOR LEASE

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

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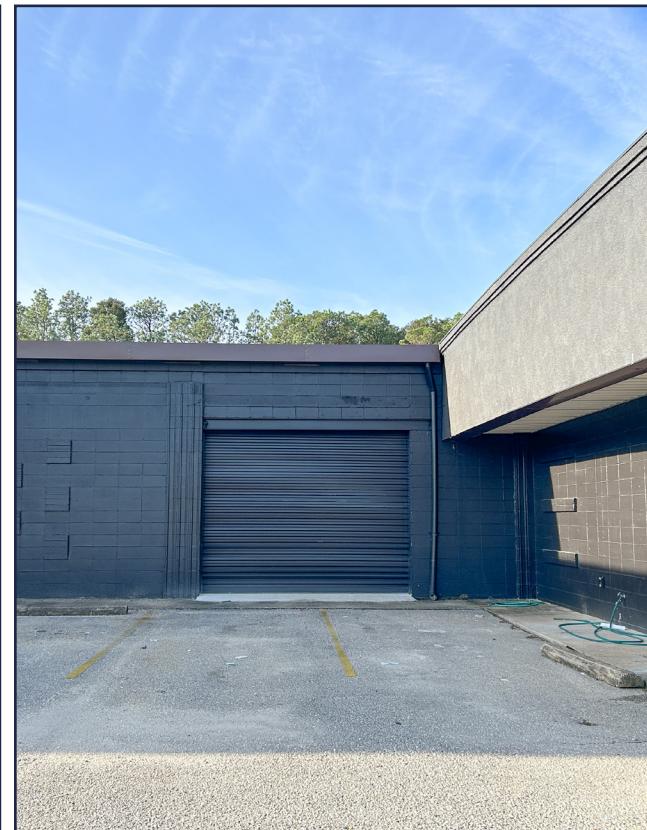


Location Description:

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





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