

FOR LEASE

1,968± SF OFFICE

712 Oak Circle Dr. W. | Suite A

REDUCED LEASE RATE



Property Features

- AVAILABLE: 1,968± SF
- 6 private offices, reception area, kitchen, 2 restrooms, large conference/meeting room and storage room
- Zoned B-2, Neighborhood Business
- Ample parking
- Ideal for professional office user
- Tenant mix includes a counselor, janitorial service and event space
- Tenant to pay power and landlord pays water
- Situated along Cottage Hill Road, which is proximate to a variety of retailers including Walmart Neighborhood Market, restaurants and an urgent care clinic

Driving Distances

Cottage Hill Rd.	377 feet
Demotropolis Rd.	0.4 miles
US HWY 90	2.3 miles
Airport Blvd.	2.6 miles
I-65	3.0 miles
I-10	4.9 miles
Mobile Regional Airport	8.1 miles
Downtown Mobile	11.3 miles
Baldwin Co., AL	19.3 miles

LEASE RATE: \$14.00/SF MG

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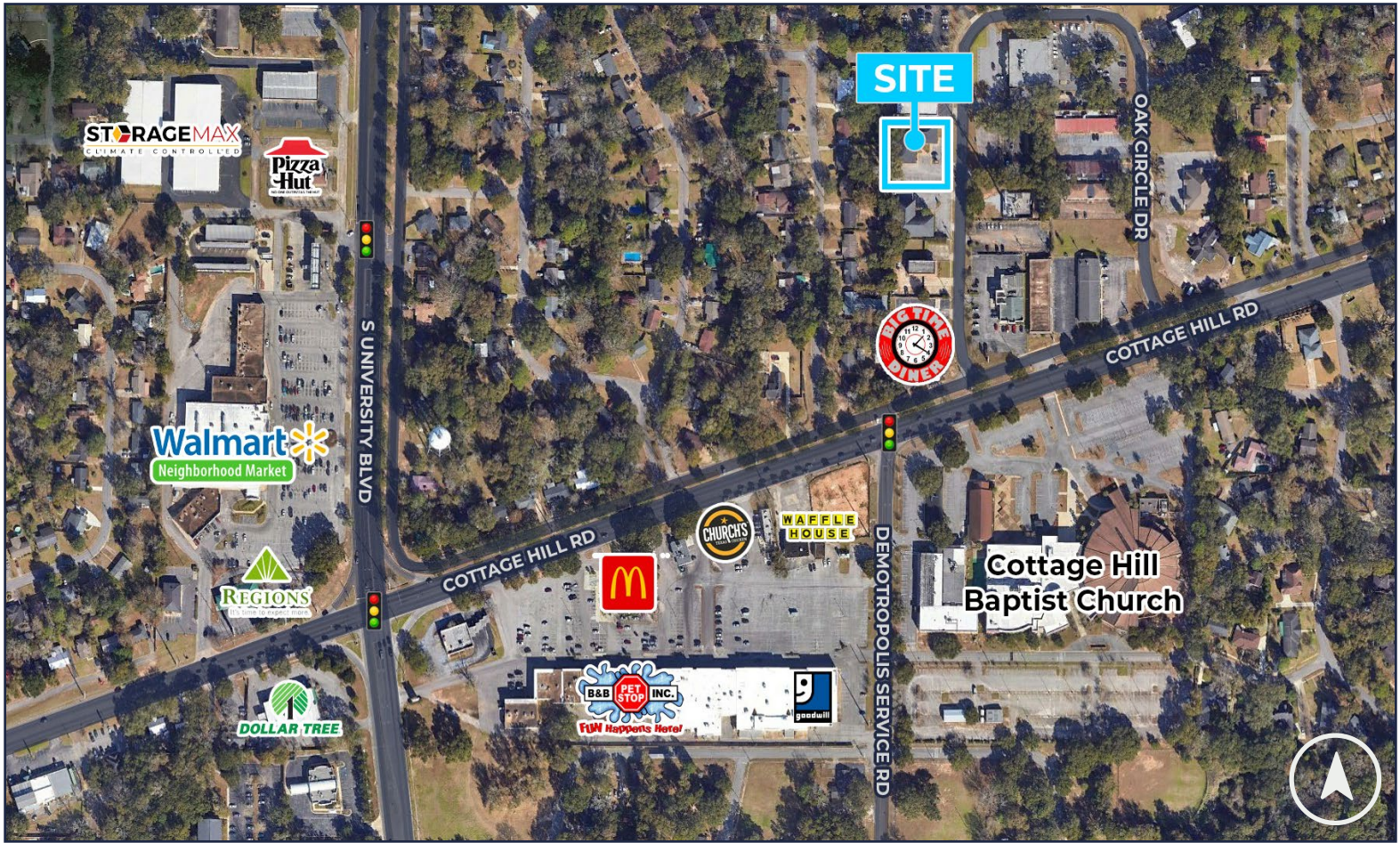
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Location Description

Clean, multi-tenant office building located in the West Mobile submarket in the Oak Circle Dr. office park. Conveniently located off Cottage Hill Rd., a vibrant retail and office corridor. Central to Airport Blvd., US HWY 90, I-65 and I-10. Just east of a main intersection where University Blvd. transitions to Demetropolis Rd. at the crossing of Cottage Hill. Proximate to residential, retail, service related industries, and other office users.

Demographics:

2023	1 Mile	3 Mile	5 Mile
POPULATION	5,560	27,318	68,015
# OF HOUSEHOLDS	2,256	11,029	28,066
AVG. HH INCOME	\$44,307	\$45,035	\$58,810

source: ESRI, 2023

