

INDUSTRIAL PROPERTY FOR LEASE
2565 GOVERNMENT BLVD
 2565 GOVERNMENT BLVD, MOBILE, AL 36606



PROPERTY DESCRIPTION

- 1250-6250 square feet of flex space for lease.
- New Paint inside and out
- Recently upgraded to all LED Lighting
- Clean and Flexible spaces
- Three available suites

Suite 2 - 1,250 sq/ft
 Suite 3 - 1,250 sq/ft
 Suite 4 - 3,750 sq/ft

OFFERING SUMMARY

Lease Rate:	\$4.80 SF/yr (NNN)
Number of Units:	4
Available SF:	3,750 - 3,752 SF
Building Size:	10,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,448	68,849	129,123
Total Population	9,165	137,911	278,284
Average HH Income	\$52,688	\$51,451	\$55,325

CASE MCNEILL RICHARD HENRY

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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,750 - 3,752 SF	Lease Rate:	\$4.80 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	-	1,250 SF	NNN	\$7.50 SF/yr	-
Suite C	-	1,250 SF	NNN	\$7.50 SF/yr	-

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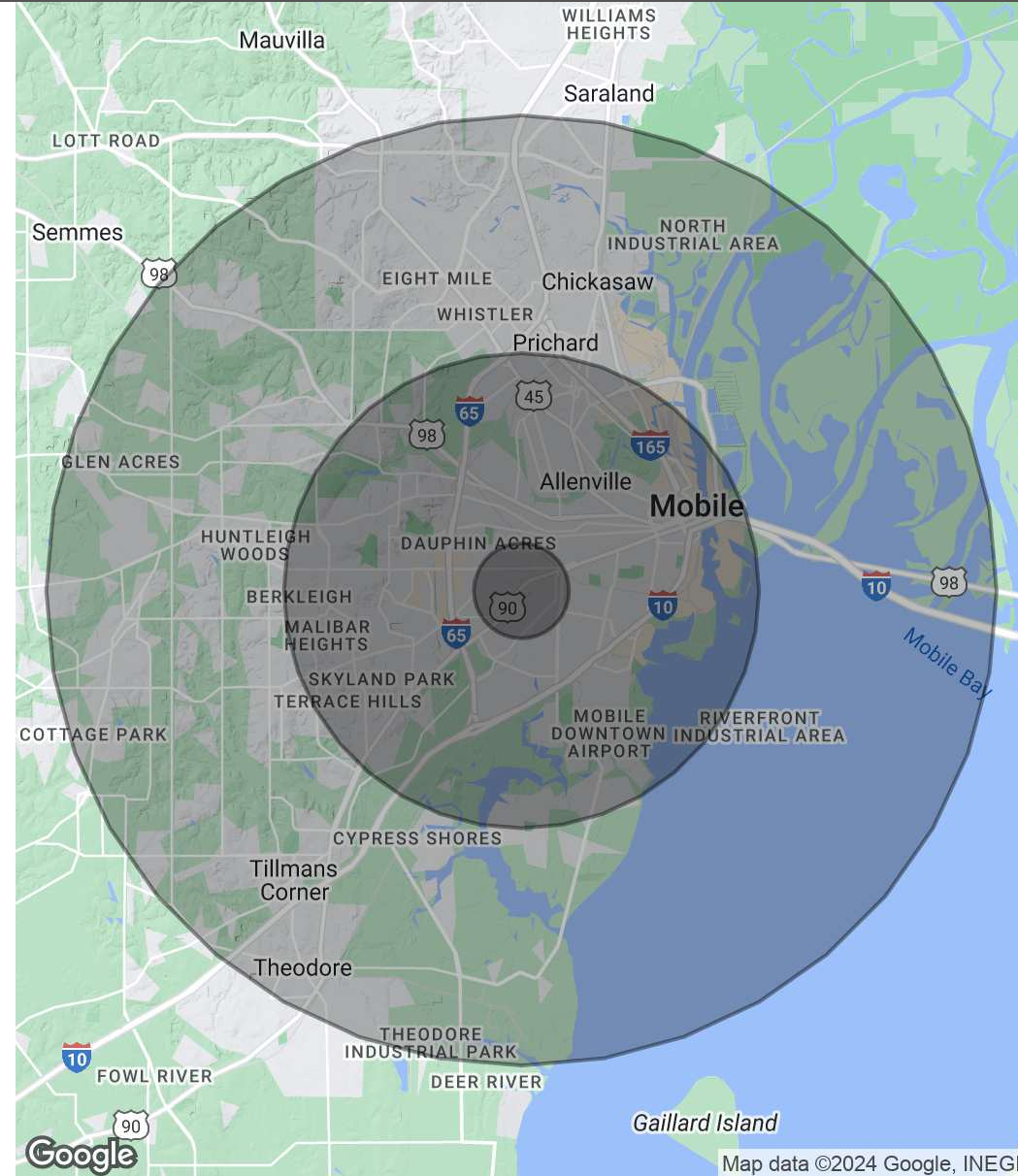
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,165	137,911	278,284
Average Age	37.8	39.2	38.1
Average Age (Male)	36.3	36.6	35.9
Average Age (Female)	39.0	41.5	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,448	68,849	129,123
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$52,688	\$51,451	\$55,325
Average House Value	\$105,274	\$132,047	\$143,026

2020 American Community Survey (ACS)



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