

FOR LEASE

1,443 - 13,857 SF RETAIL

3656 Government Blvd. | Mobile, AL



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**CRE
MOBILE**
CRE-MOBILE.COM



PROPERTY DESCRIPTION



AVAILABLE SPACES

Suite A-1: 1,911 SF - \$12.00/SF

Suite B: 13,857 SF - \$7.00/SF

Suite C-1: 1,443 SF - \$12.00/SF

Suite F: 3,155 SF - \$12.00/SF



ZONE

B-3: Community Business



PARKING

Ample private parking



ACCESS

Signalized access to Government Blvd



FRONTAGE

165' of frontage on Government Blvd



LEASE RATE:

\$7.00 - \$12.00/SF NNN

LOCATION ADVANTAGES



Central Location

Perfectly located for a multitude of purposes.



Proximity to Major Roads

Direct access and visibility to Government Blvd (Hwy 90) with easy access to I-65 and I-10.



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SUITE A-1



SUITE B



SUITE C-1





DEMOGRAPHICS

2024	1-MILE	3-MILE	5-MILE
POPULATION	3,935	58,353	149,070
DAYTIME POP.	9,584	79,079	177,350
HOUSEHOLDS	1,717	25,250	64,658
AVG. INCOME	\$91,377	\$75,138	\$83,857

Source: ESRI, 2025

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