

# FOR LEASE

**1,443 - 13,857 SF RETAIL**

3656 Government Blvd. | Mobile, AL



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**CRE  
MOBILE**  
CRE-MOBILE.COM



## 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.

## 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

# FOR LEASE 3656 Government Blvd. | Mobile, AL



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## SUITE A-1



## SUITE B



## SUITE C-1





## DEMOGRAPHICS

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

Source: ESRI, 2025

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