

# FOR LEASE

1,250± SF OFFICE/RETAIL

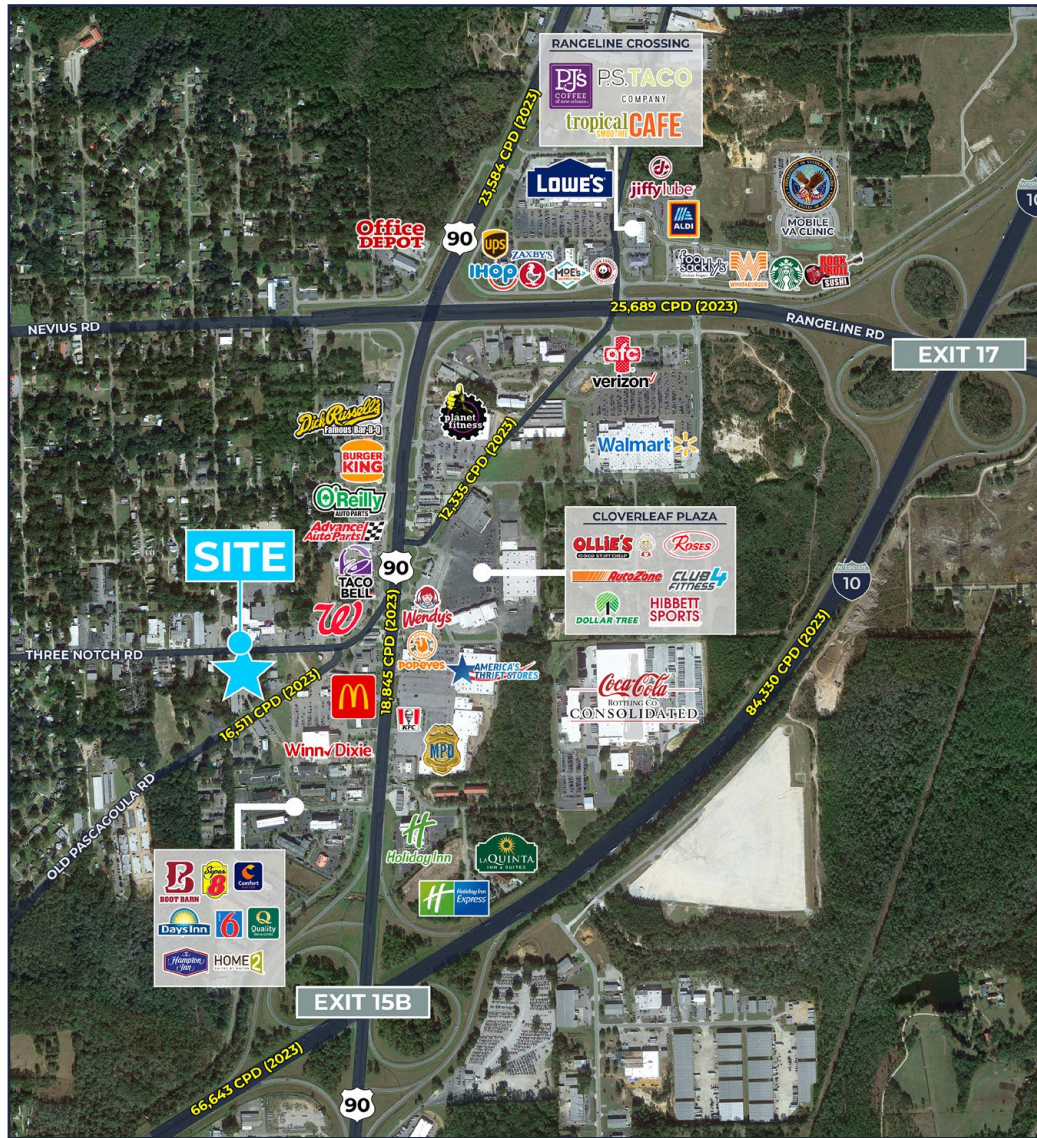
5675 Three Notch Rd, Suite A | Mobile, AL



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## PROPERTY DESCRIPTION



### SIZE

Suite A: 1,250 SF



### LAYOUT

Office with large open space, one office, rest room, break room and storage room. Covered area in rear for easy deliveries.



### ZONE

B-3



### PARKING

Private parking



### COTENANT

Adjacent space is occupied by Gulf Coast Pediatrics



### LEASE RATE

\$1,500/month

\$45.00/month garbage fee

## LOCATION ADVANTAGES



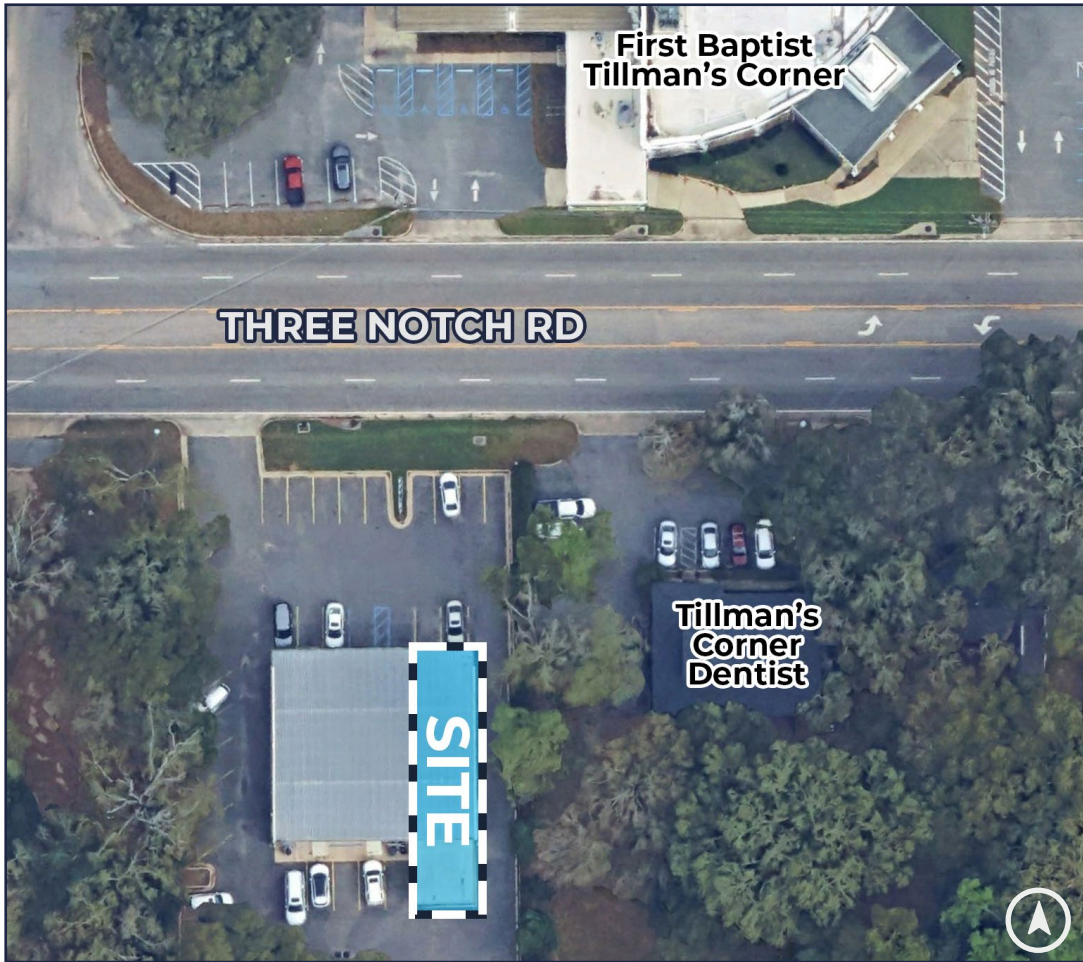
### Central Location

Centrally located in Tillman's Corner and surrounded by retail, restaurants and households.



### Proximity to Major Roads

Located directly on Three Notch Road with easy access to Highway 90 and I-10 via Exit 15 or Exit 17.



## DEMOGRAPHICS

2024	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	3,199	27,744	77,991
<b>DAYTIME POPULATION</b>	7,170	29,482	71,361
<b>AVG. INCOME</b>	\$54,840	\$87,243	\$92,805

Source: ESRI, 2024

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