



2040 Schillinger Rd S

2040 Schillinger Rd S, Mobile, AL 36695



Danny Driskell

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2040 Schillinger Rd S

\$14.00 /SF/YR

Building for sale or lease \$3,000,000.
Family entertainment center 13,500 Ss Ft Building, 115 parking spaces available. Full kitchen with a walk-in cooler and freezer along with open and private dining areas.
Building for lease with a frontage on Schillinger Road, a busy 5-lane highway in West Mobile. Building has a large open area with 16 ft ceilings, with office, breakroom and storage room upstairs.

- Membrane roof replaced
- Heating and Cooling (3) 15 ton Carrier units
- LED lights ungraded interior and parking lot
- (2) 4,000 Gallon Grease Traps on Site

Approximately 2 miles South of Airport Boulevard and approximately 1 mile North of Cottage Hill Road...

- Major road in West Mobile



Rental Rate:	\$14.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	13,500 SF
Year Built:	2004
Walk Score ®:	32 (Car-Dependent)
Rental Rate Mo:	\$1.17 /SF/MO

1

1st Floor

Space Available	12,500 SF
Rental Rate	\$14.00 /SF/YR
Contiguous Area	13,500 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

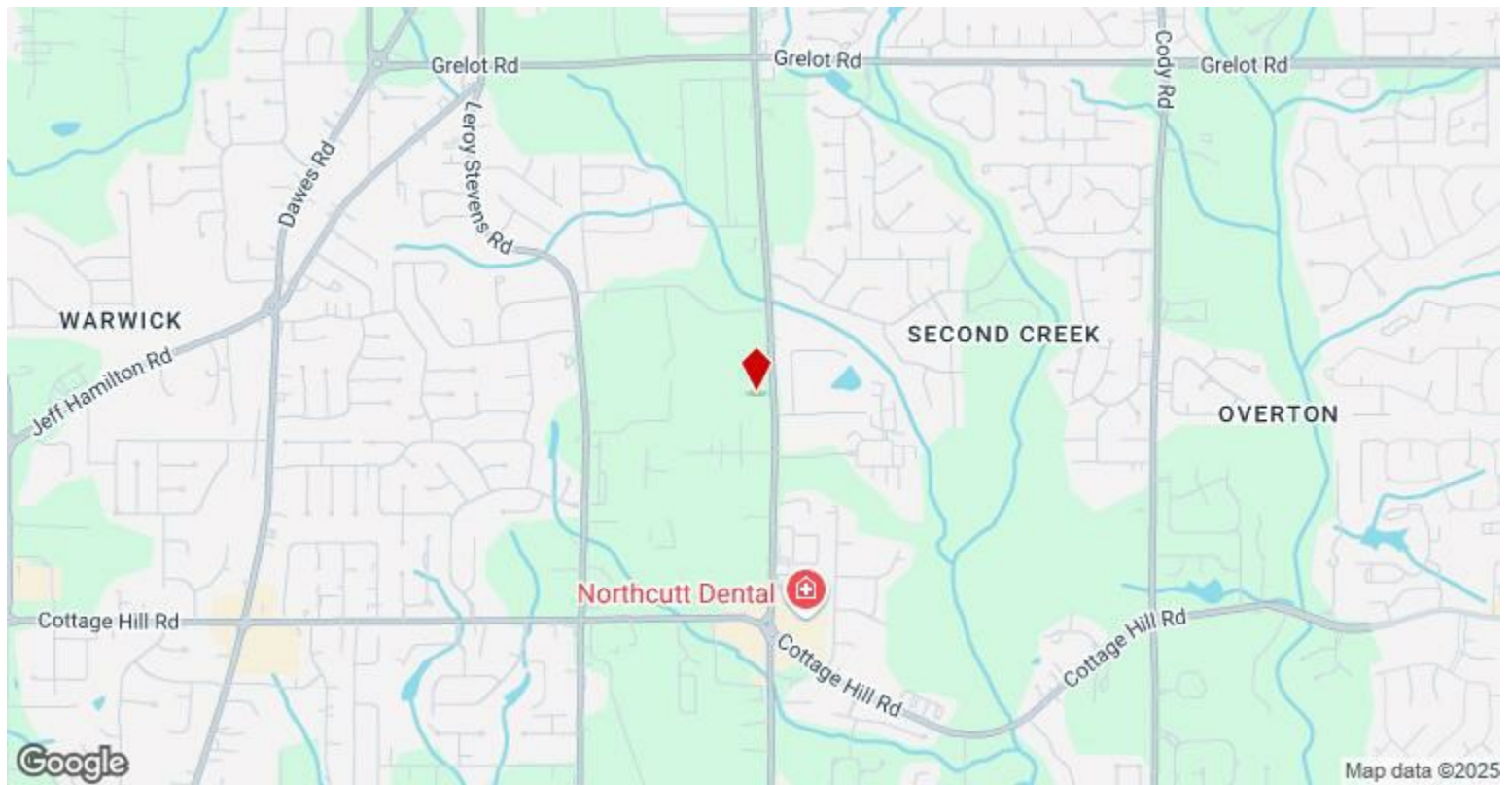
2

2nd Floor

Space Available	1,000 SF
Rental Rate	\$14.00 /SF/YR
Contiguous Area	13,500 SF
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pete's Party Castle	-	



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Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Private party room

Property Photos



Interior Photo



Main Dining Area

Property Photos



Interior Photo



Kitchen

Property Photos



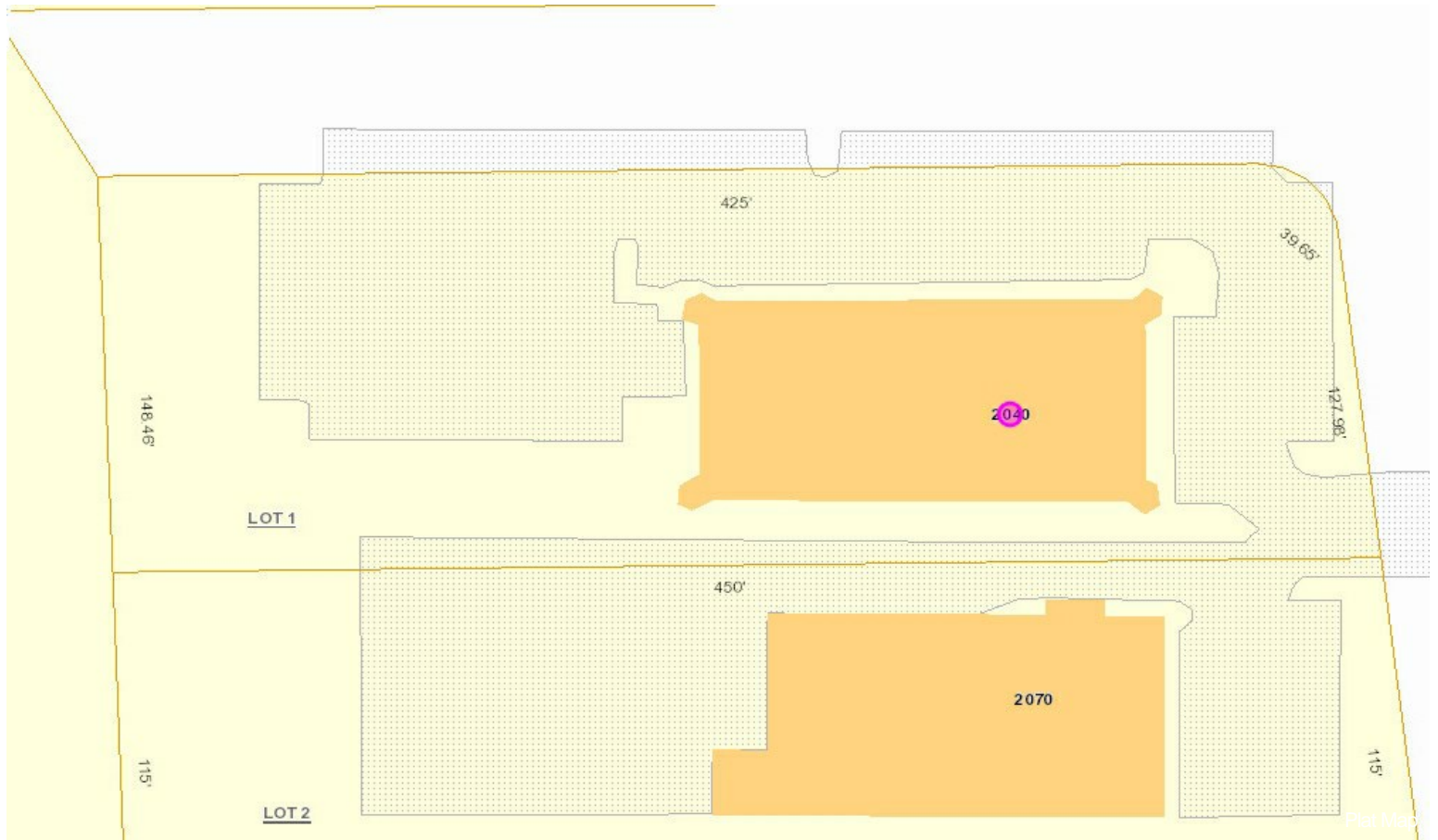
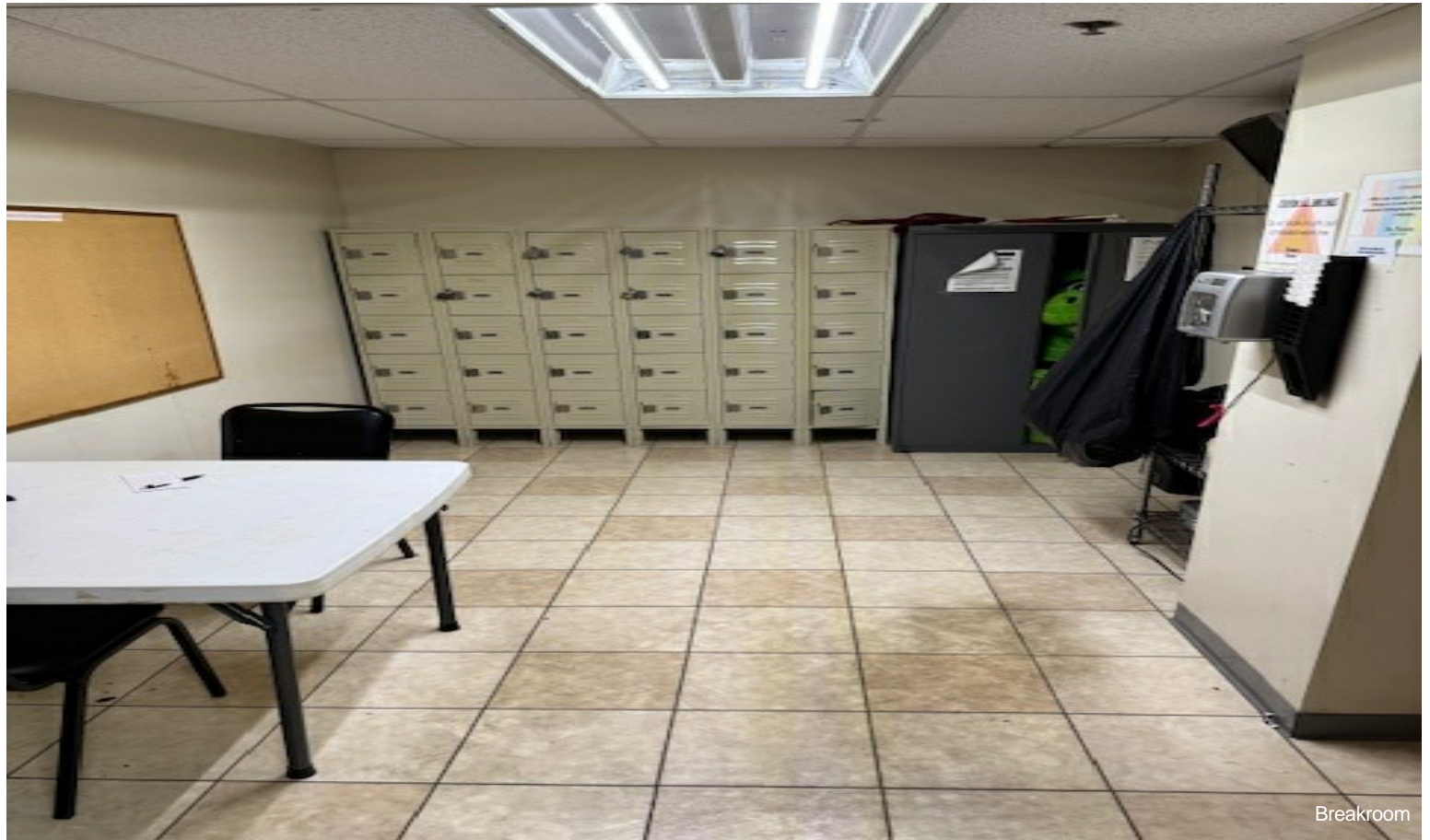
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Roof Photo



Roof Photo

Property Photos



Building Photo



Building Photo