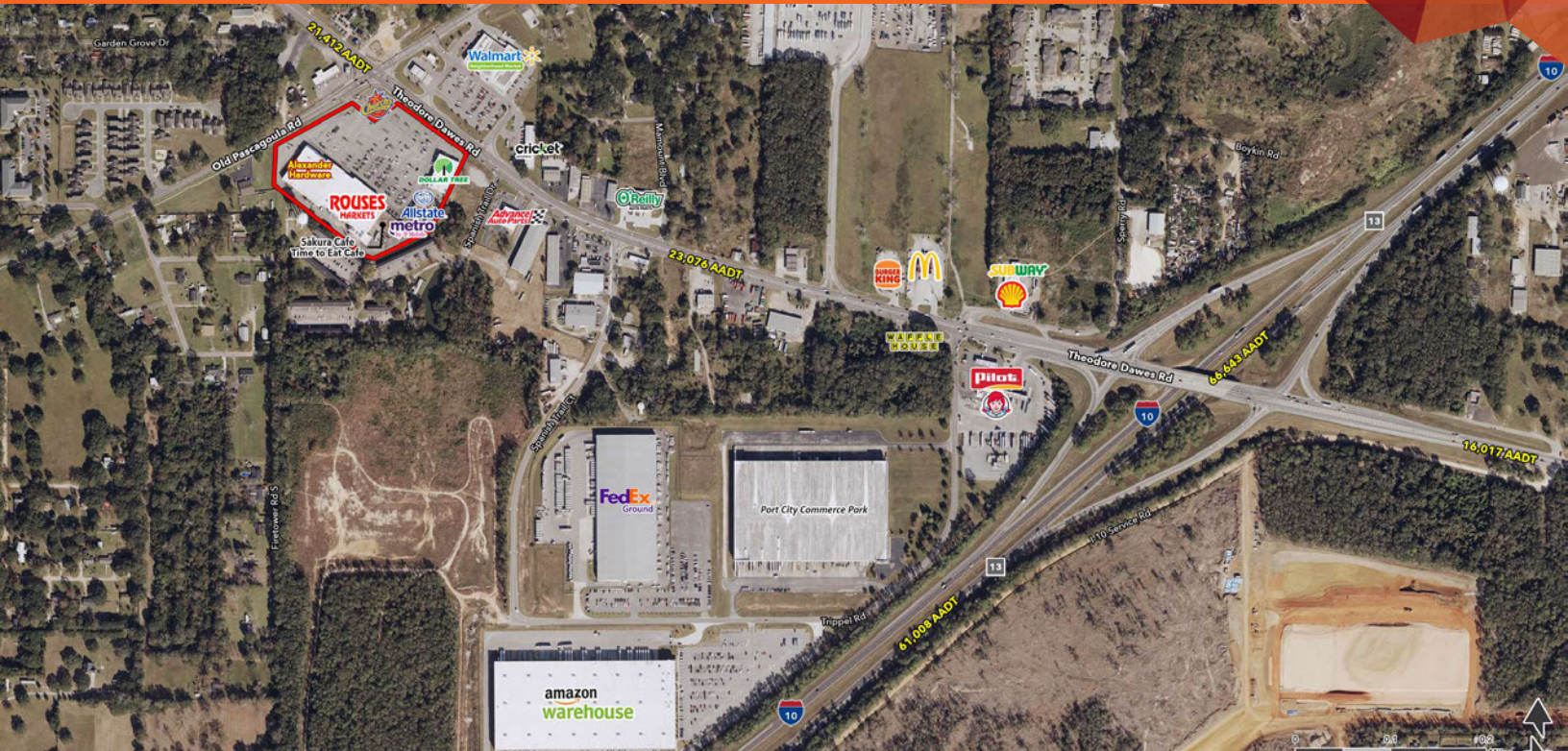


THEODORE DAWES SHOPPING CENTER

7371 THEODORE DAWES ROAD, THEODORE, AL 36582

FOR LEASE



LOCATION DESCRIPTION

Theodore, Alabama, is a suburb of Mobile, situated southwest of the city. It is home to a tight-knit community, local schools, and parks. The town's location near the Gulf of Mexico offers residents access to coastal activities and natural landscapes. With its strategic proximity to both commercial and leisure attractions, the area offers an ideal balance of work and relaxation for retail tenants.



PROPERTY HIGHLIGHTS

- 1,200 SF up to 41,800 SF available for lease
- Variable footprints available
- Quick access to I-10
- Neighbors Port City Commerce Park, home to Amazon Fulfillment Center, Fedex Ground, Havertys and more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,220	24,138	49,752
DAYTIME POPULATION	3,214	19,785	45,421
HOUSEHOLDS	1,383	9,432	19,423
AVERAGE HH INCOME	\$53,331	\$69,067	\$82,718



WILL VICKERY

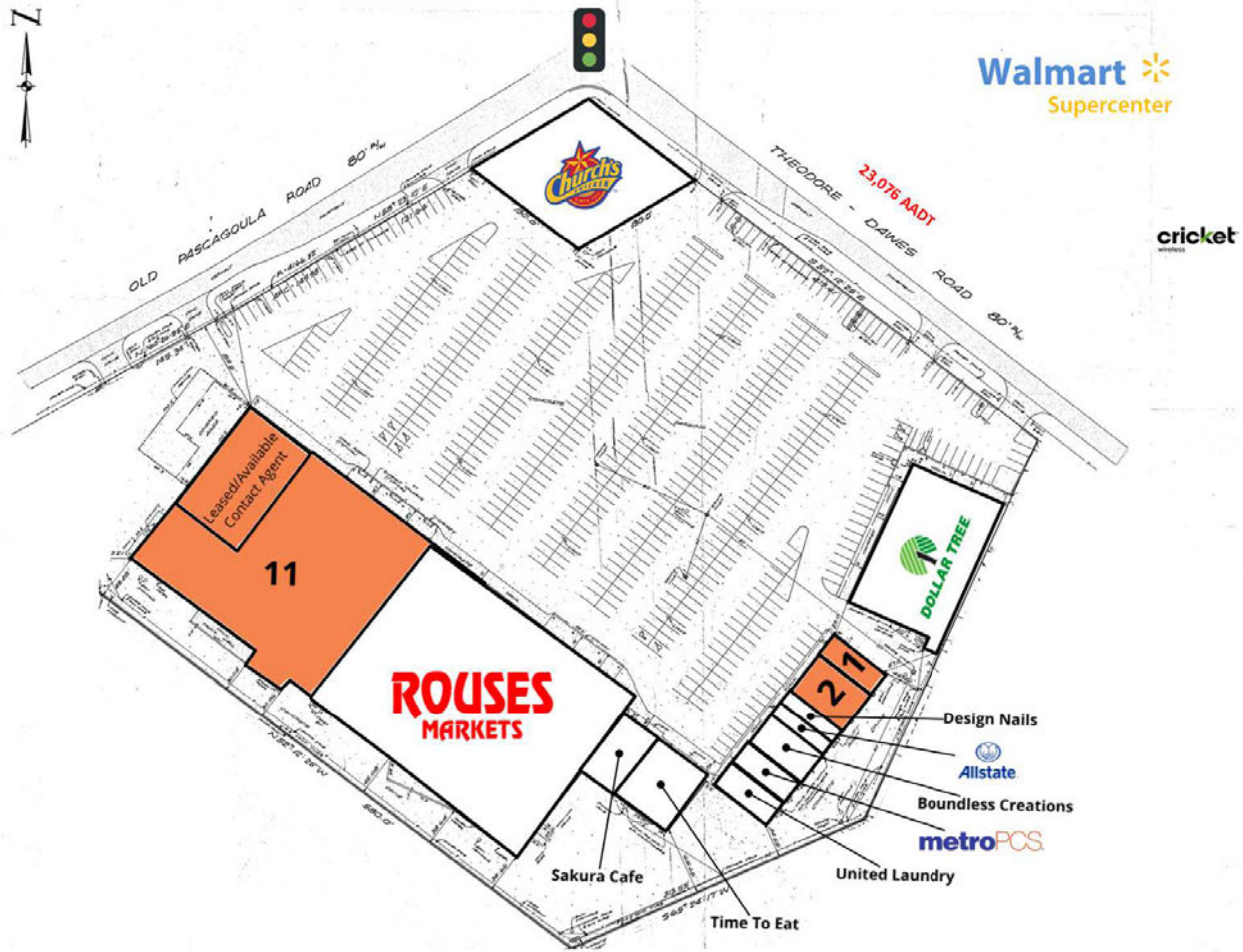
will.vickery@tscg.com

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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
1	Available	1,200 SF
2	Available	3,600 SF
3	Design Nails	875 SF
4	Allstate Insurance	875 SF
5	Boundless Creations	1,850 SF
6	Metro PCS	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
7	United Laundry	1,800 SF
8	Time To Eat	3,800 SF
9	Sakura Cafe	2,905 SF
10	Rouses	49,259 SF
11	Available	27,250 SF
12	Available	24,988 SF



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