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164 St. Francis Street, Suite 200  
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201 St. Charles Avenue, Suite 3811  
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RETAIL SPACE | FOR LEASE

# Retail Space in Southwest Mobile

**The Shoppes at Theodore Dawes | 7272 Theodore Dawes Road**

**THEODORE, AL 36582**

**BRANDON BROADUS, CCIM**

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## THE SHOPPES AT THEODORE DAWES

7272 Theodore Dawes Road, Theodore, Alabama 36580

### DESCRIPTION

The Shoppes at Theodore Dawes is an 8,000-sf, single story retail center shadow anchored by Walmart Neighborhood Market in Theodore, AL, which is part of the Mobile metropolitan area. The property is in a well-established and growing corridor that includes service providers, QSRs, national brands, and warehouses for FedEx Ground and Amazon. Theodore is an unincorporated community southwest of Mobile on I-10 (62,485 vpd).

The retail space for lease is 1,000 rsf. It features signage opportunity on the façade and shares the parking lot with other well-established tenants, including a popular Mexican restaurant, a shipping and postage retailer, and a nail salon. There is a dedicated right turn lane into the center.

### OVERVIEW

#### SIZE

1,000 sf

#### PARKING

40 parking spaces

#### LEASE RATE

\$14.00/sf, NNN

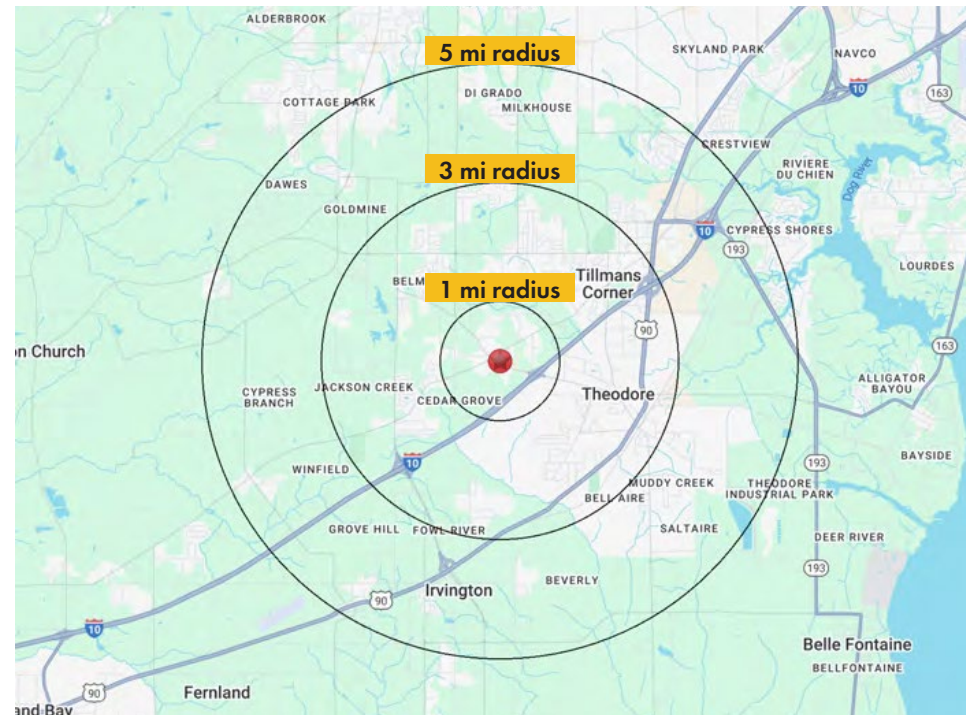


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# 7272 THEODORE DAWES ROAD

## DEMOGRAPHICS



## DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	3,508	24,436	49,187
Average HH Income:	\$57,755	\$76,231	\$92,253
Median HH Income:	\$43,946	\$61,634	\$71,968
Daytime Population:	2,041	7,010	16,784



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