

# FOR LEASE

*TILLMAN'S SQUARE SHOPPING CENTER*



5441 Highway 90 W | Mobile, AL

**HOME OF MPD  
PRECINCT 2!**



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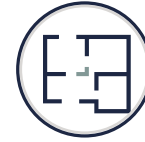
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## AVAILABILITY

1,400 - 1,600± SF retail space available



## SHOPPING CENTER

103,273 SF shopping center on Hwy 90



## PARKING

300+ parking stalls available



## TENANT MIX

Co-Tenants Include: Mobile Police Precinct 2, Elegant Furniture, Zoghby's Uniforms, US Postal Service and Rent-A-Center



## LEASE RATE

\* Call agent for lease rates



## LOCATION ADVANTAGES



### Central Location

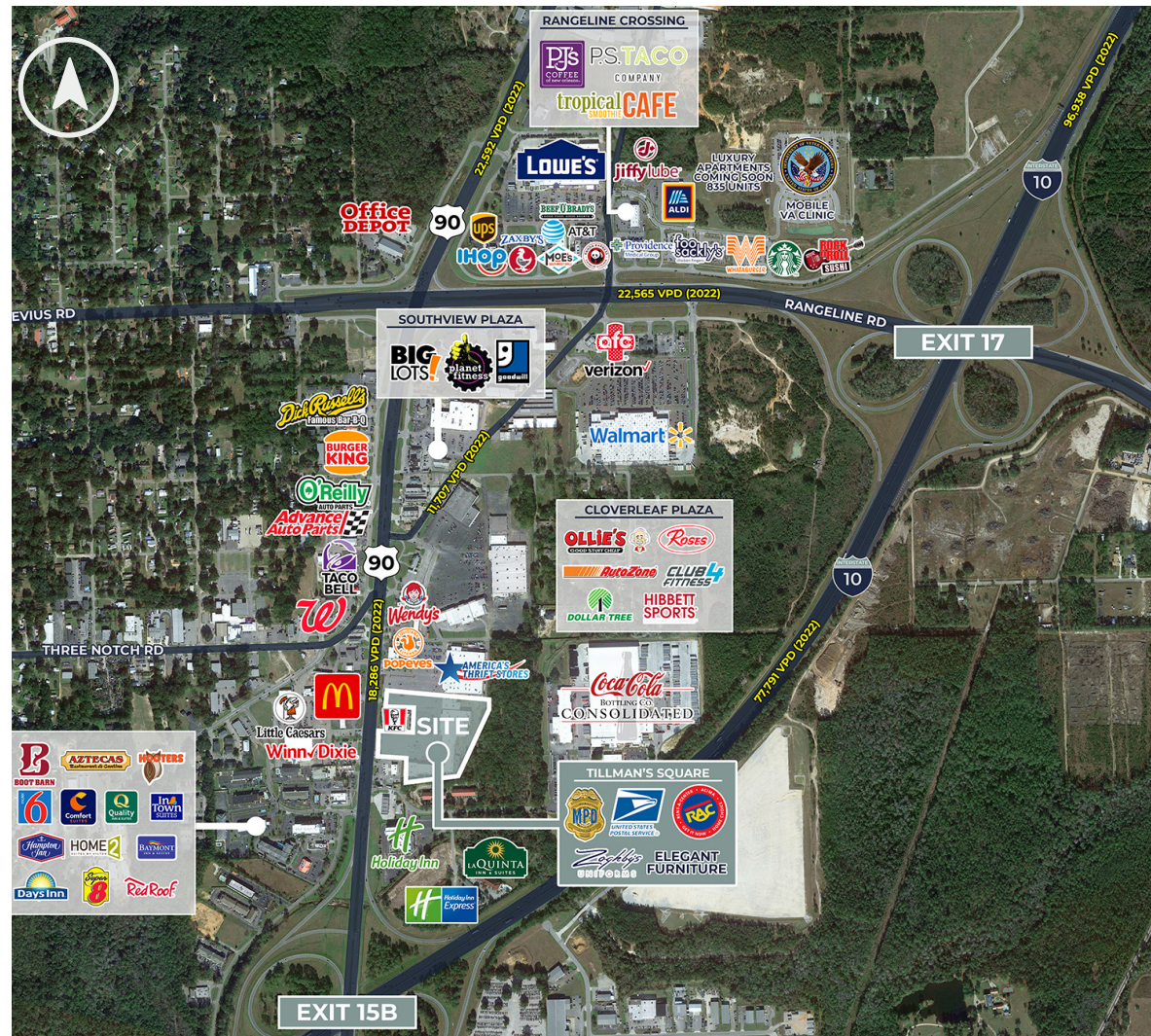
Tillman's Square Shopping Center is located in the heart of Tillman's Corner between HWY 90 and I-10.



### Vibrant Retail Corridor

The surrounding area is densely populated with other retail, grocery stores, banks, restaurants and more.



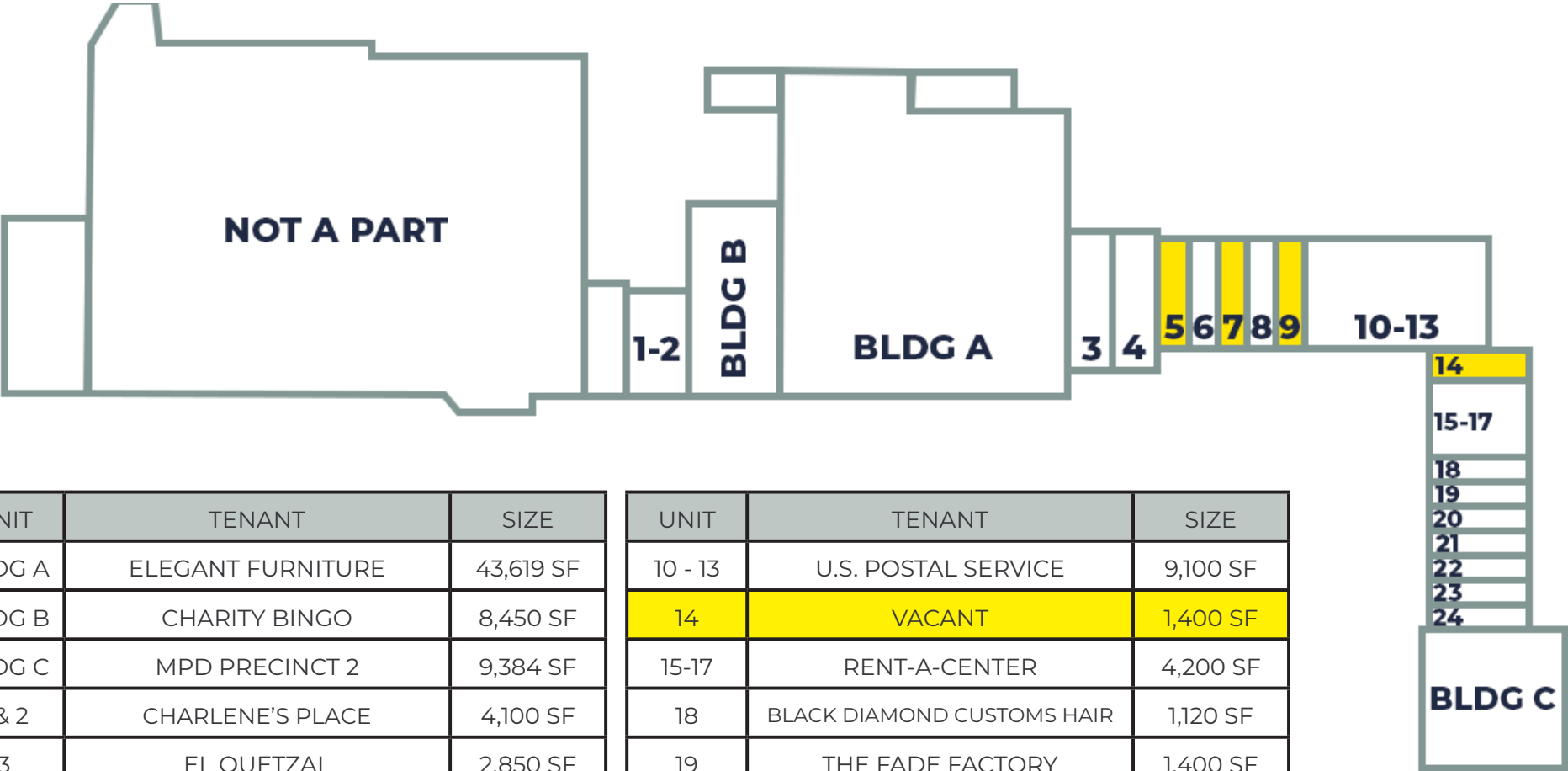


## DEMOGRAPHICS

2023	1-MILE	3-MILE	5-MILE
POPULATION	2,226	28,042	78,327
HOUSEHOLDS	945	11,285	32,193
AVG. INCOME	\$55,937	\$80,231	\$82,896

Source: ESRI, 2023





UNIT	TENANT	SIZE
BLDG A	ELEGANT FURNITURE	43,619 SF
BLDG B	CHARITY BINGO	8,450 SF
BLDG C	MPD PRECINCT 2	9,384 SF
1 & 2	CHARLENE'S PLACE	4,100 SF
3	EL QUETZAL	2,850 SF
4	ZOGHBY'S UNIFORMS	2,850 SF
5	VACANT	1,600 SF
6	BELLA SUNDRIES WELLNESS STUDIO	1,600 SF
7	VACANT	1,600 SF
8	FULL GOSPEL TABERNACLE CHURCH	1,600 SF
9	VACANT	1,400 SF

UNIT	TENANT	SIZE
10 - 13	U.S. POSTAL SERVICE	9,100 SF
14	VACANT	1,400 SF
15-17	RENT-A-CENTER	4,200 SF
18	BLACK DIAMOND CUSTOMS HAIR	1,120 SF
19	THE FADE FACTORY	1,400 SF
20	BELLA LAMOUR	1,750 SF
21	FASHION NAILS	1,050 SF
22	HENDRIX MEN'S & BOY'S CLOTHING	1,400 SF
23	FIFTH INNING COLLECTIBLES	2,000 SF
24	FIFTH INNING COLLECTIBLES	800 SF

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