



**PROPERTY FLYER**

**1971 Government St**

**1971 GOVERNMENT ST**

Mobile, AL 36606

**PRESENTED BY:**

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## 1971 GOVERNMENT STREET



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	20,560 SF
<b>AVAILABLE SF:</b>	5,100 SF
<b>YEAR BUILT:</b>	1992

### PROPERTY OVERVIEW

SVN Toomey Property Advisors is pleased to offer for lease an exceptional opportunity in the heart of Mobile, Alabama! Presenting 1971 Government Street, a prime retail building ideally situated at a bustling intersection, ensuring maximum visibility and accessibility for potential customers. Boasting a spacious 5,100 square feet of available space, this property offers an expansive canvas for businesses seeking to establish or expand their presence in this vibrant community. With its strategic location and ample square footage, this property is poised to accommodate a wide range of retail ventures!

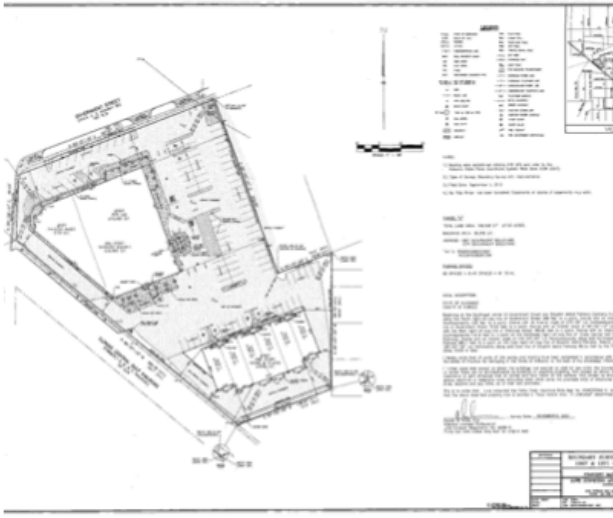
### PROPERTY HIGHLIGHTS

- Mobile MSA 426,000 +
- High Traffic Intersection on Government Street
- Excellent Visibility

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## ADDITIONAL PHOTOS



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## LOCATION DESCRIPTION



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## LOCATION DESCRIPTION

Mobile is the county seat of Mobile County, Alabama. It is the fourth most-populated city in Alabama, after Huntsville, Birmingham, and Montgomery. Being Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay on the north-central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans, down to its current role as the 12th-largest port in the United States. Mobile is the principal municipality of the Mobile metropolitan area. This region of 430,197 residents is composed of Mobile and Washington counties; it is the third-largest metropolitan statistical area in the state. Mobile is also the largest city in the Mobile-Daphne-Fairhope area, with a total population of 661,964, the second largest such area in the state. Doing business in Mobile has never been easier. The City of Mobile and the Mobile Area Chamber of Commerce work together to provide a prosperous environment for all of the local businesses.