

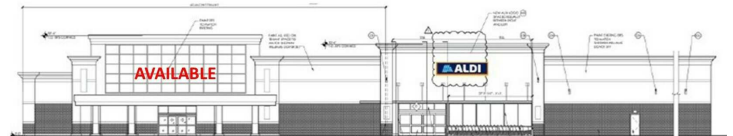
# ALDI SUBLEASE OPPORTUNITY

1550 GOVERNMENT ST, MOBILE, AL 36604




## LOCATION DESCRIPTION

Immerse yourself in the vibrant community surrounding the property in Mobile, AL. This dynamic area is renowned for its historic architecture, bustling arts scene, and a diverse array of dining and entertainment options. With its close proximity to the Mobile River waterfront, the area offers breathtaking views and opportunities for waterfront dining and recreation. Additionally, convenient access to major roadways and public transportation make this location an ideal choice for retail tenants.



## PROPERTY HIGHLIGHTS

- Located at the corner of Government St and S Catherine St.
- Co Tenancy with ALDI
- Prominent façade available for Tenant
- Recessed loading dock available for new tenant
- 119' of road frontage
- Area Tenants include Starbucks, Papa John's, Firestone, Dollar Tree and more.
- Call for more information

 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	59,114	105,421	169,408
DAYTIME POPULATION	92,796	158,712	216,007
HOUSEHOLDS	25,687	45,291	71,679
AVERAGE HH INCOME	\$68,435	\$71,357	\$74,342



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