

Office/Retail Space for Lease

5784 Hwy. 90 W
Theodore, AL 36582



Ste	SF	\$/SF	Rent	CAM	Total/Month	
A	1,050	\$10.00	\$875.00	\$147.22	\$1,022.22	Front
LEASED!						
	Unit					
B	1,050	\$8.40	\$735.00	\$147.22	\$882.22	
D	1,050	\$8.40	\$735.00	\$147.22	\$882.22	

- ◆ Unit B : former Tanning Salon.
- ◆ Unit D : open retail space.
- ◆ Building has double sided, lighted sign marquee fronting Hwy 90.
- ◆ Acre fenced lot for additional parking.
- ◆ CAM of \$147.22 per month per unit includes water, sewer, exterior lighting, and dumpster.
- ◆ Located in Theodore next door to Dixie Supply.

Directions: 1 1/2 miles south of I-10 on Highway 90.



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Attention: Information given herewith is obtained from sources agent considers reliable; however, agent is not responsible for misstatement of facts, error or omissions. Tenant must satisfy self of accuracy of any statement or projection relied upon. *ALL FIGURES ARE APPROXIMATE.*



Side view of the building.



Front of building faces Highway 90.



Front of property with sign.



Inside of the office space.



Plenty available parking.