

OFFICE / WAREHOUSE & YARD FOR LEASE

Located on Highway 90 | 5788 US Highway 90 | Theodore, Alabama 36582



- Large office / warehouse property for lease on Highway 90 in Theodore, AL
- Building is $\pm 8,874$ SF on ± 3.2 AC
- For Lease: \$10,000 per month + NNN
- Just south of I-10 on Highway 90
- Traffic counts on Hwy 90 are 21,100 vehicle per day as of 2024, per ALDOT
- Zoned B3 - Community Business

Large office / warehouse building for lease in Theodore on US Highway 90, just south of I-10. Office includes 4 bathrooms, 3 private offices downstairs, upstairs storage, mezzanine, upstairs break room and shower. Warehouse has one ground-level roll-up door. Situated on a portion of Highway 90 that has numerous other light industrial and office / warehouse users. Traffic counts on Highway 90 are 21,100 per day as of 2024, providing tenant with great exposure to potential customers, and access thru Highway 90 Service Road provides easy access.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | office: 251.344.1444



SUMMARY INFORMATION

Location: 5788 US Highway 90 West Theodore, Alabama 36582

Building Size: ±8,874 SF
 ±4,300 SF Warehouse
 ±3,200 SF Showroom

Land Size: ±139,901 SF / ±3.2 AC

Zoning: B-3: Community Business

Office Layout: 4 bathrooms, 3 private offices downstairs, upstairs storage, mezzanine , upstairs break room & shower

Rol2l-Up Doors: One (1) 12’ x 12’ ground level

Sale Price: \$10,000 per month, plus taxes and insurance

MOBILE MARKET OVERVIEW

The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers.

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Property Plat



Parcel Number	Size (SF)	Size (AC)	Width	Depth
<u>R023802032000002.002</u>	±43,020 SF	±0.987	±109.52'	±225'
<u>R023802032000002.011</u>	±39,762 SF	±0.912	±176.48'	±290'
<u>R023802041000001.01</u>	±87,120 SF	±2.00	±185'	±520'

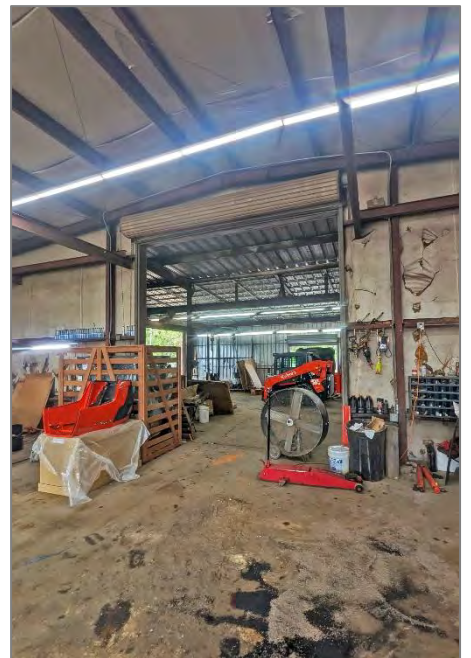
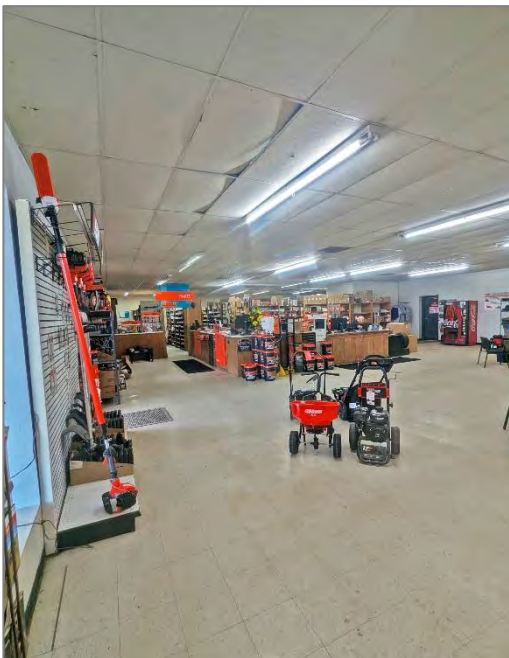
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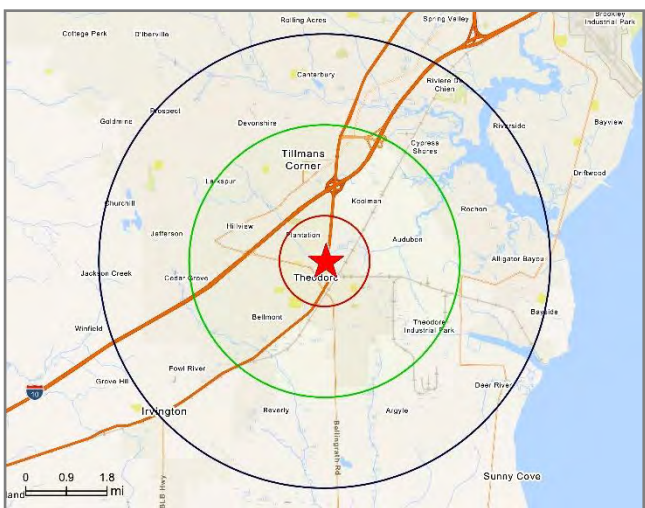
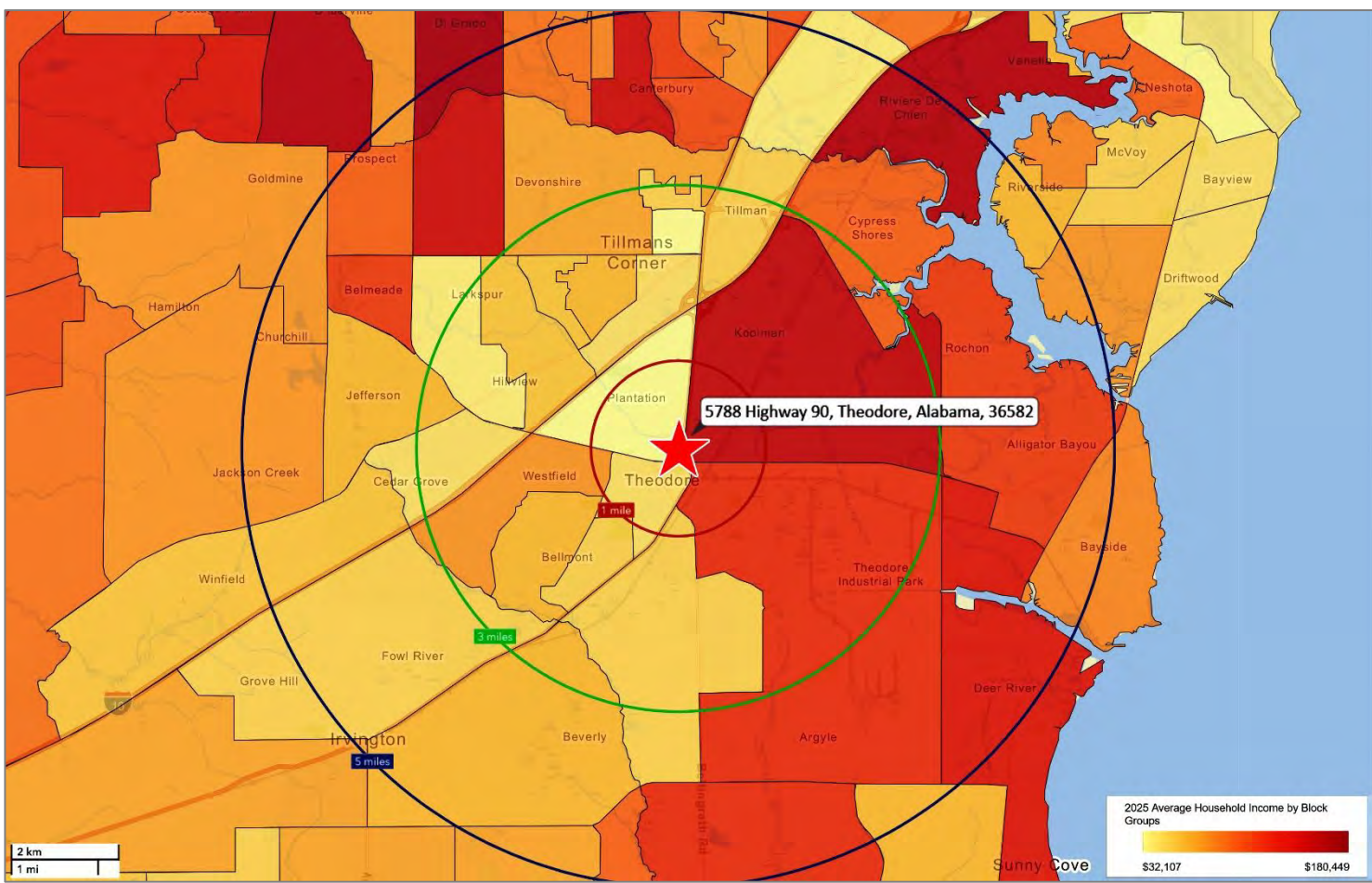


SITE



2025 Average Household Income Heat Map and Demographics

OFFICE / WAREHOUSE FOR LEASE | 5788 HIGHWAY 90 W | THEODORE, AL



2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,161	18,325	45,724
Median Age	37.2	38.5	40.6
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	3,168	23,261	45,153

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	868	7,620	18,711
Average Household Size	2.49	2.39	2.43
Average Household Income	\$57,032	\$65,565	\$84,233

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	64.5%	62.6%	70.3%
Renter Occupied Houses	35.5%	37.4%	29.7%
Average House Value	\$158,826	\$193,294	\$261,742

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