

**HILLCREST RETAIL CENTER
1261 HILLCREST ROAD
SUITE C
MOBILE, AL 36695**

SUITE C is 5,328 SQFT (48' front x 111' deep)

Suite C leases for \$14.05 per sqft, which includes CAM & base year property tax & insurance on the building.

FORMERLY OCCUPIED BY A MEDICAL FACILITY

EXCELLENT VISIBILITY AND CURB APPEAL

EXCELLENT TRAFFIC COUNT (HILLCREST IS A 4-LANE ROAD)
WITH EASY ACCESS TO THIS CENTER FROM HILLCREST
OR OMNI PARK DRIVE, WHICH HAS A TRAFFIC LIGHT

**1/4 MILE FROM WINN DIXIE SHOPPING CENTER (FIREHOUSE SUBS
AND LITTLE CAESAR'S PIZZA), CVS, EXPRESS OIL CHANGE & TIRE
ENGINEERS, STARBUCKS, MCDONALDS, WAFFLE HOUSE, LENNY'S
GRILL & SUBS, OLLIE'S MEDITERRANEAN GRILL**

ATTRACTIVE BRICK BUILDING WITH STORE FRONT GLASS

UP-FRONT PARKING FOR ALL RETAIL CLIENTS

24 HOUR ACCESS TO THE RETAIL CENTER

**REAR DOOR ACCESS FOR EMPLOYEES AND
FOR LARGE TRUCK DELIVERIES**

SIGNAGE ON THE FRONT CANOPY FACING HILLCREST ROAD

ADDITIONAL SIGNAGE ON PYLON SIGN

OVER-FLOW AND EMPLOYEE PARKING IN REAR LOT

***THIS CENTER IS OWNED & MANAGED BY STEIN INVESTMENTS,
WHO HAS BEEN IN BUSINESS OVER 65 YEARS**