

FOR LEASE

OAK TREE PLAZA

Retail Available

7820 Moffett Rd (Hwy 98) @ Schillinger Rd (County Rd 31)
Semmes, Alabama (Mobile County)



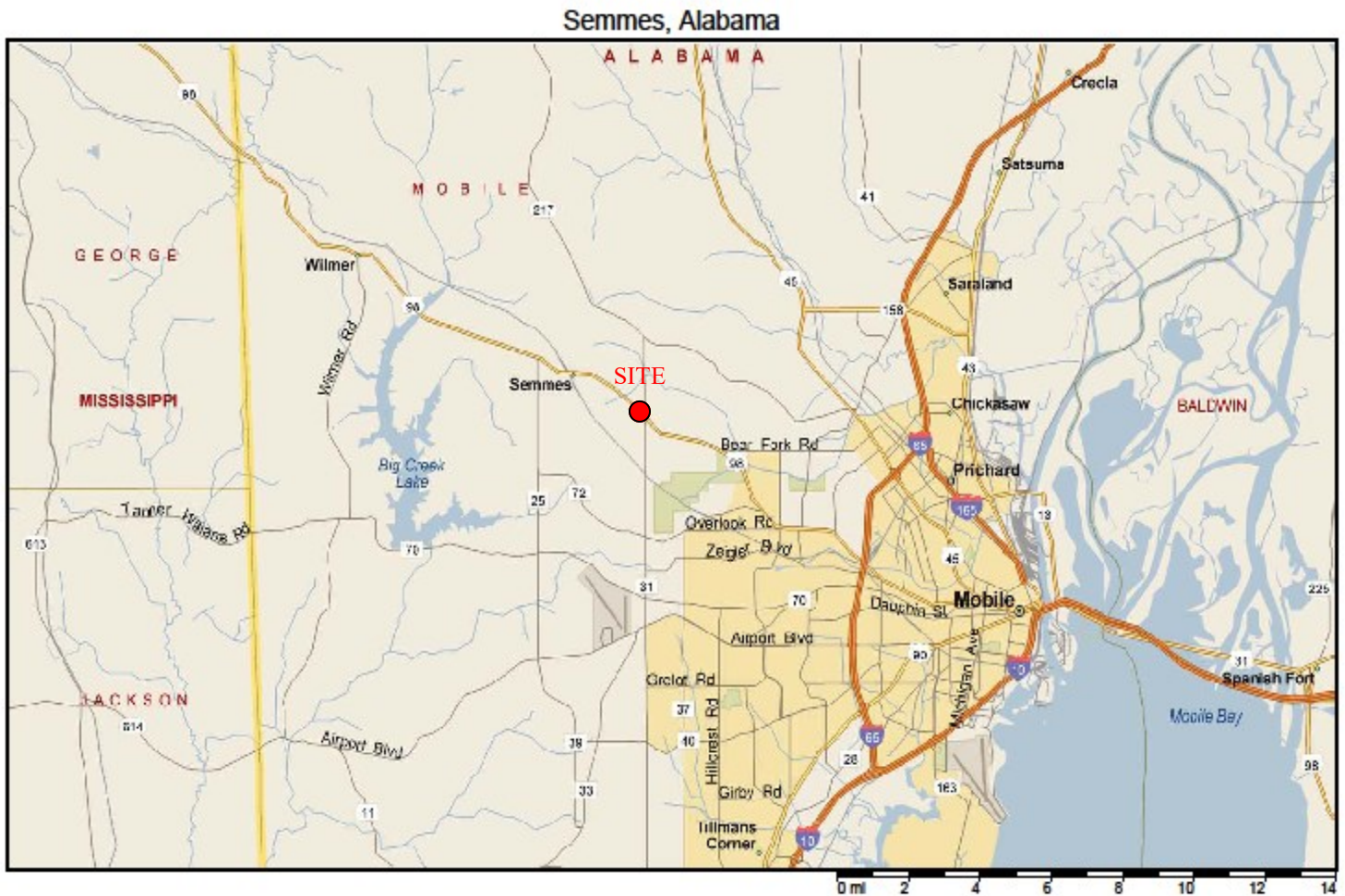
- Anchored by Ollie's Bargain Outlet and AutoZone
- Located in western suburb of **Mobile County, Alabama**
- Community Strip Center
- NW Corner of Moffett Rd (Hwy 98) and Schillinger Rd (County Rd 31) @ signalized entrance.
- Across Moffett Rd (Hwy 98) from Wal-Mart Super Center



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Attention: The information given herewith is obtained from sources agent considers reliable, however, agent is not responsible for misstatements of facts, errors or omissions. Purchaser must satisfy self of accuracy of any statement or projection relied upon. ALL FIGURES ARE APPROXIMATE.

Regional Map:



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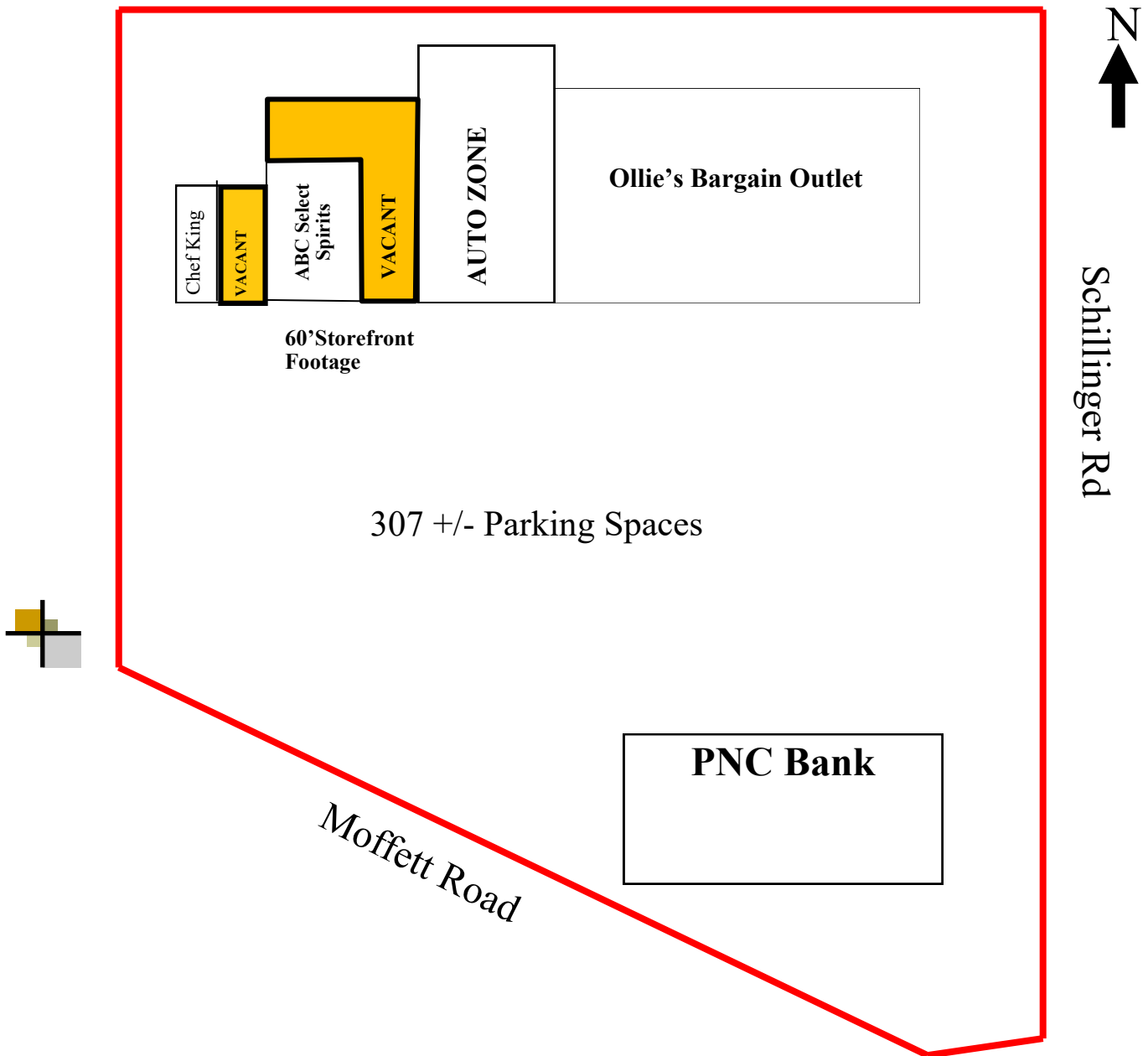
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Aerial:



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Site Plan:



Site Plan with additional 2 acre Out-Parcel



Property Summary:

Oak Tree Plaza Shopping Center

Property Address	7820 Moffett Road, Semmes, Alabama
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Total Shopping Center Square Footage	47,301 +/-
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Square Footage Available	4,540 sf +/-
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Utilities to Property	Water, Sewer, Electricity, Gas
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Access	Signalized Access on Moffett Road
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Zoning	Mobile County
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Best Use	Retail
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Parking	307+/- Spaces
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Frontage	4,540 +/- sf space — 18' Frontage
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Traffic Count	27,350 (ALDOT - 2013)
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Co-Tenants	Ollie's Bargain Outlet, ABC Select Spirits, Chef King, Auto Zone
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Located at the northwest intersection of Moffett Road (Highway 98) and Schillinger Road (County Road 31), Oak Tree Plaza Shopping Center is approximately 1.5 miles northwest of the city of Mobile's northwestern boundary, in the western section of Mobile County. The neighborhood is generally referred to as the Semmes area, and is predominantly a suburban/semi-rural residential area. Moffat Road (Highway 98) is the principal east-west traffic artery serving the area and is the primary route from Mobile to Lucedale and Hattiesburg Mississippi.

Suite Summary:

<u>Suite:</u>	B2
<u>Square Footage:</u>	4,540
<u>Rent/SF:</u>	\$8.00 NNN

<u>Suite:</u>	C
<u>Square Footage:</u>	1,400
<u>Rent/SF:</u>	\$15.00 NNN

Located at the northwest intersection of Moffett Road (Highway 98) and Schillinger Road (County Road 31), Oak Tree Plaza Shopping Center is approximately 1.5 miles northwest of the city of Mobile's northwestern boundary, in the western section of Mobile County. The neighborhood is generally referred to as the Semmes area, and is predominantly a suburban/semi-rural residential area. Moffat Road (Highway 98) is the principal east-west traffic artery serving the area and is the primary route from Mobile to Lucedale and Hattiesburg Mississippi.



For More Information **Contact**

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