

OFFICE / RETAIL FOR LEASE ON DAUPHIN STREET

3700 Dauphin Street | Suite B | Mobile, Alabama 36608



- $\pm 4,707$ SF office / retail space for lease on Dauphin St. @ Du Rhu Dr.
- Excellent Demographics
- Just 0.3 mi from Interstate 65
- Zoned B-2, Neighborhood Business
- Adjacent to Legacy Village, the most upscale center in Mobile, Alabama
- Located at signalized intersection
- Minimum Lease Term: 5 Years
- Lease Rate: \$25.00 PSF

Class A office / retail space available for lease at signalized intersection of Dauphin Street and Du Rhu Drive, adjacent to Legacy Village at Spring Hill, the most upscale shopping center in the Mobile, Alabama area. Also surrounded by professional medical offices and financial institutions. Suite B has $\pm 3,342$ SF on the first floor and $\pm 1,365$ SF on the second floor, for a total of $\pm 4,707$ square feet. Located just across Dauphin Street from Springhill Medical Center, with 263 beds, 1100 employees, and 500+ physicians.



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.



SUMMARY INFORMATION

Address: 3700 Dauphin Street
Mobile, AL 36608

Space: ±4,707 SF Total
 First Floor: ±3,342 SF
 Second Floor: ±1,365 SF

Zoning: B2 - Neighborhood

Parking Spaces: 47

Lease Terms: NNN

Lease Rate: \$25.00 PSF

MOBILE MARKET OVERVIEW

Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast. Mobile benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

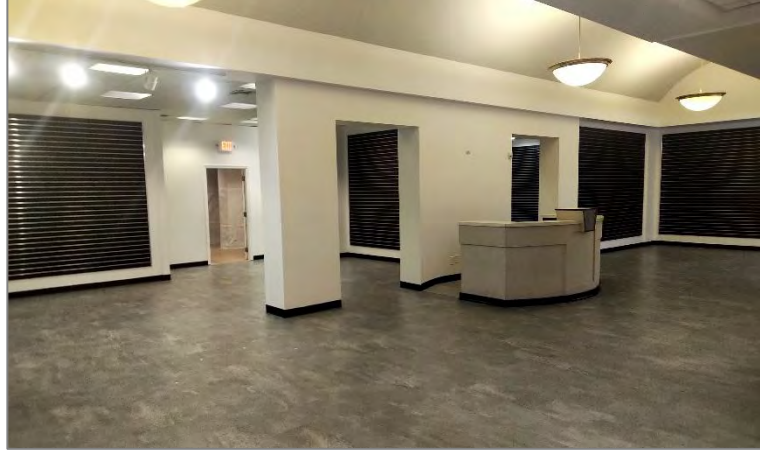
Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart opened its \$135 million distribution center in Mobile in 2018, which encompasses 2.6 million square feet.

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Storefront & Interior Photos

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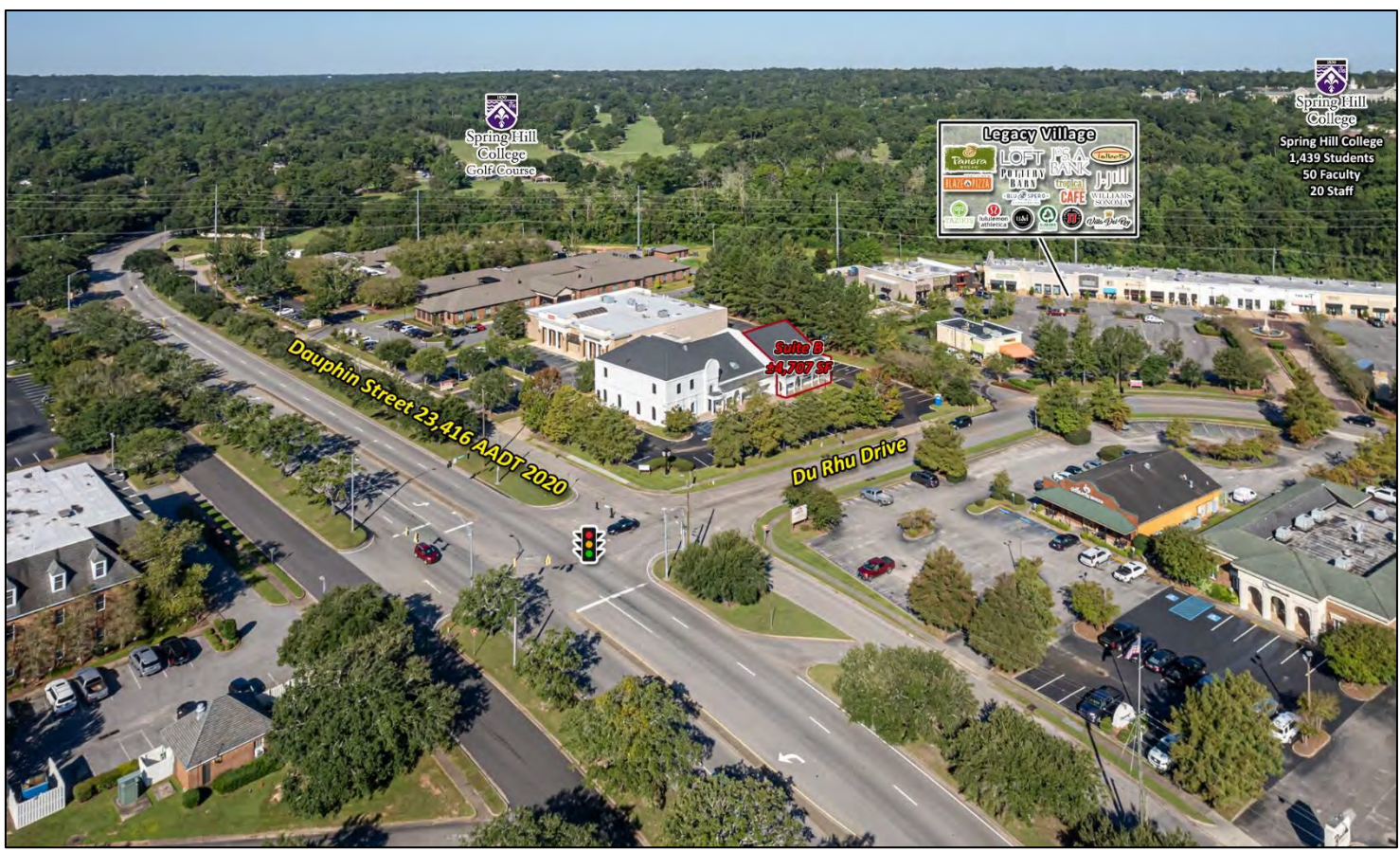
Spring Hill is an affluent neighborhood of Mobile, in Mobile County, Alabama. Located on a tall broad hill 6 miles to the west of downtown Mobile, it has one of the highest elevations in the area. It gained its name from a number of natural springs at the site.

Spring Hill median real estate price is \$362,793, which is more expensive than 92.3% of the neighborhoods in Alabama and 69.2% of the neighborhoods in the U.S. The average rental price in Spring Hill is currently \$1,673, higher than 96.5% of the neighborhoods in Alabama. This neighborhood also has a higher income than 75.4% of the neighborhoods in America.

Due to its popularity among college students who already choose to live here, its walkability, and its above average safety from crime, the neighborhood is rated among the top 2.5% of college-friendly places to live in the state of Alabama. In addition to being an excellent choice for college students, this neighborhood is also a very good choice for highly educated executives and active retirees.

In the Spring Hill neighborhood, 55.1% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, with 22.9% of the residents employed.

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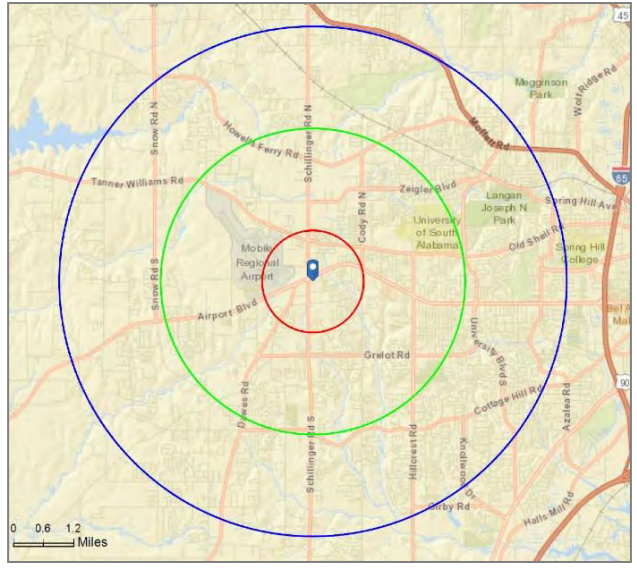
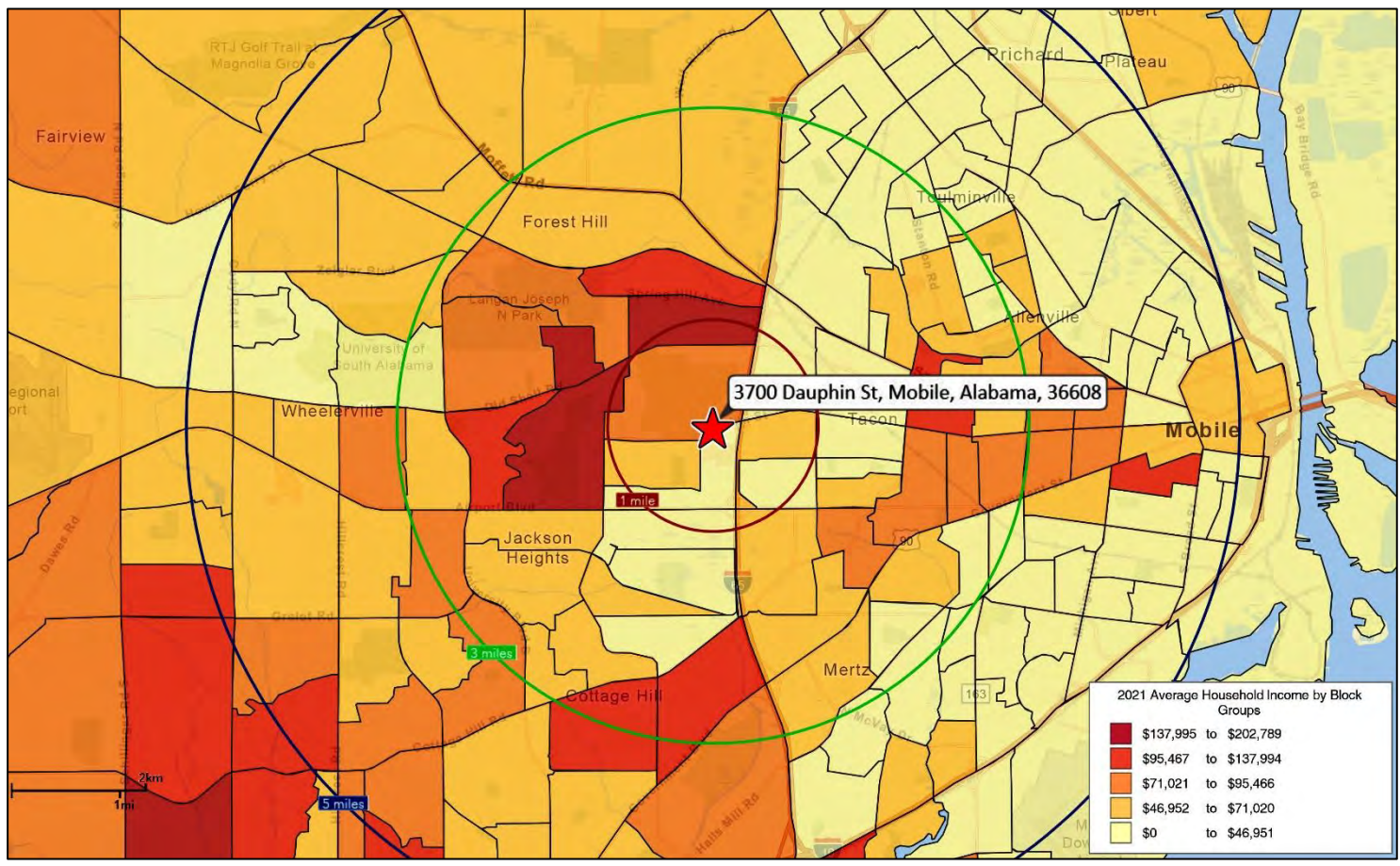
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Average Household Income Heat Map & Demographic Information

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2021 Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,424	67,943	175,449
Median Age	33.7	36.9	37.5
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2021-2026	0.37%	0.08%	0.06%
Daytime Population	15,220	88,025	198,400

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,953	28,722	72,228
Average Household Size	2.12	2.31	2.36
Average Household Income	\$66,232	\$65,990	\$59,460

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	33.2%	42.3%	42.6%
Renter Occupied Houses	52.5%	43.6%	42.4%
Median House Value	\$270,896	\$148,207	\$134,595

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