

# COMMERCIAL LEASE SPACE AVAILABLE AT NEW PUBLIX DEVELOPMENT

Exclusively Marketed by Vallas Realty, Inc.



#### **Overview of Midtown Mobile, Alabama**

Nestled near the center of Mobile, Alabama lies one of the city's greatest hidden treasures. The area known as Midtown has long been sought-after for up and coming families as the place to live. The sweeping architecture, historic feel and oak-lined streets of the area have drawn families, urban professionals and retirees alike.

There are 77,000 people living in Midtown within 3 miles of the site and 38,000 in 2 miles. Diverse demographics, a broad mix of housing types, many rental dwellings with large households, strong churches, prominent schools-both public and private, and lots of density are commonplace. Midtown ("MiMo" for Midtown Mobile) is the favorite living area for young professionals with much gentrification apparent in MiMo neighborhoods, evident in the 2 new apartment complexes by Pace Burt which are redevelopments of historic former Midtown school buildings.

The clustering of landmark Mobile specialty retailers and food establishments with loyal customers such as G. Harvell, Sterling Hot Yoga, Ashland Gallery, Cammie's Old Dutch, Dew Drop Inn, and Butch Cassidy et al. form the "Midtown Mile" along Old Shell Road in front of the site. You find multi-million dollar mansions on one street next to a street full of cottages next to apartments next to offices next to an art gallery next to a restaurant, etc. making for a unique land use pattern that tells of Midtown's culture.

This prime location is within two miles of three major hospitals lending to great daytime populations, with high-income workforce. Mobile Infirmary employs 2,500 people with 650 physicians; USA Medical Center has over 1,400 employees, and Springhill Medical Center employs 1,000 people with 500 physicians on staff, with hundreds of other offices on the campus specializing in 50 different fields.

Growth has been phenomenal in the Midtown area within the last decade. During the past five years alone, the population of the Midtown area has grown roughly five percent, while incomes have steadily risen on annual rate nearly twice the rate of annual growth.

### Introduction to Property

Prime commercial lease space available in four small commercial buildings shadow-anchored by a brand new Publix. Street-facing shops, small service windows and historic-matching architecture and facades give this development a cohesive feel, while still having the benefit of modern luxuries and conveniences.



PROPERTY DETAILS





Amenities have been thoughtfully designed to attract pedestrians, cyclists and drivers alike. Wide sidewalks, a rain garden (as shown above) and meticulous landscaping draw shoppers in and encourage in-development browsing and purchasing.





The main entrance from Old Shell Road welcomes shoppers from both directions. A large pylon matches the facades of the buildings to provide a harmonious, homogenous feel to the development, while still providing advertising for retailers. Street-facing shops attract passersby and invite them to window shop, as well as come inside.





The Florida Street entrance allows for right-in, right-out traffic closest to Publix. Shops C, as shown above, will also have streetside parking. Large windows facing the street allow for advertising.





SHOPS 'A1' WEST ELEVATION



SHOPS 'C' WEST ELEVATION





### Site Plan of Development





# Building Sizes and Lease Rates

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SHOPS B

SHOPS A3

SHOPS C

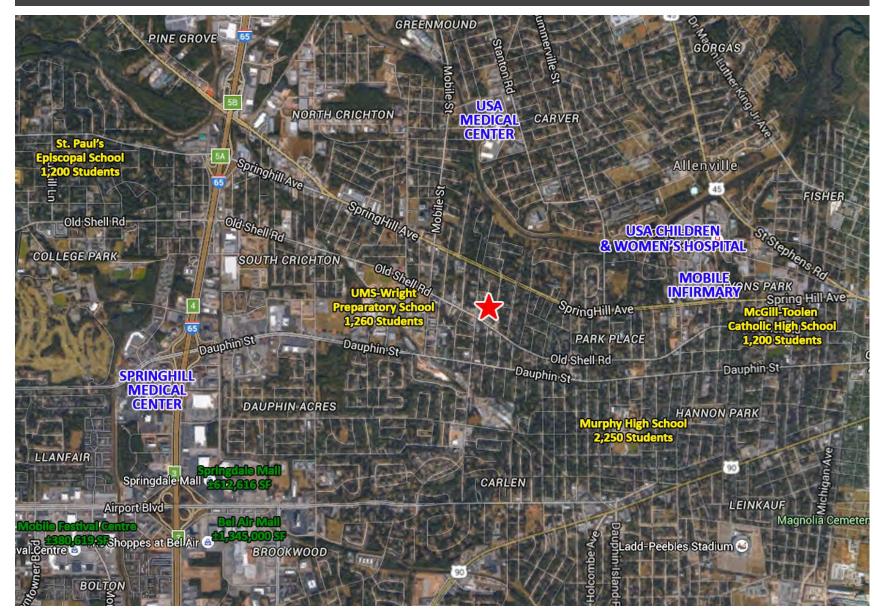
LEASE PLAN Midtown Mobile OLD SHELL ROAD AT N. FLORDIA ST. MOBILE, ALABAMA MILLION AND AT M. FLORDIA ST. MOBILE, ALABAMA	Building	Total Building Size	Minimum Divisible	Maximum Contiguous	Price Per Square Foot	
	Shops A-1	±7,700 SF	±1,400 SF	±7,700 SF	Inquire with Broker	
	Shops A-2	±3,000 SF	±1,000 SF	±3,000 SF	Inquire with Broker	
	Shops A-3	±3,500 SF	±1,000 SF	±3,500 SF	Inquire with Broker	
	Shops B	±4,500 SF	±1,000 SF	±4,500 SF	Inquire with Broker	
B	Shops C	±4,500 SF	±1,000 SF	±4,500 SF	Inquire with Broker	
OVERALL SITE PLAN	Each building is thoughtfully designed to take advantage of the lamount of street frontage, as well as the large lot size. Drive-service windows are available on buildings A-1 and B. Restau					
SHOPS A2   SHOPS A2   SHOPS A2   Shops A2   Shops A2	C will feature retail or medical use.				Shops B. Shops	



SURROUNDING AREA



### **Market Aerial**













## Surrounding Residential







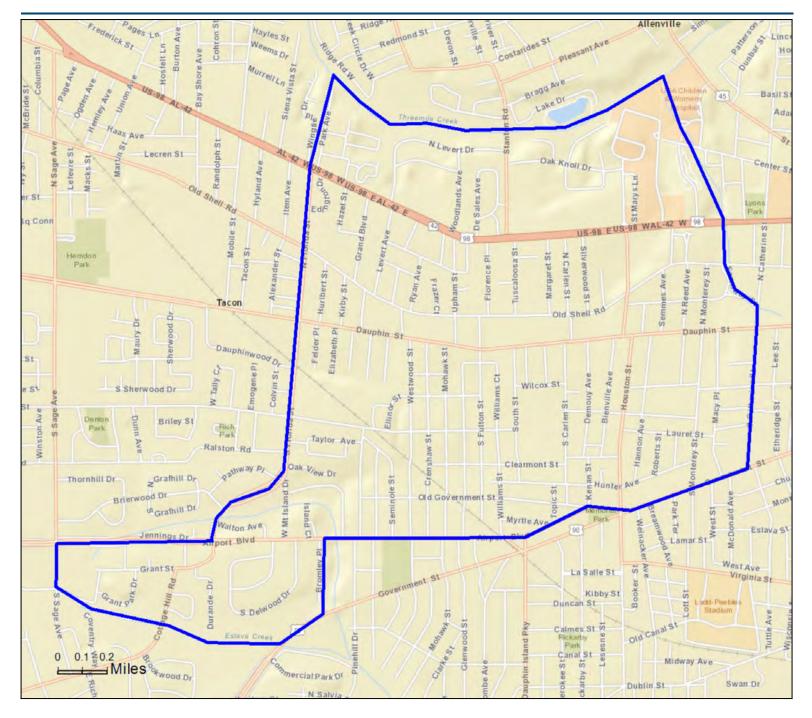






# Site Details Map

Publix Midtown Trade Area Area: 2.45 square miles Prepared by Esri



### This site is located in:

City:Mobile cityCounty:Mobile CountyState:AlabamaZIP Code:36606Census Tract:01097002501Census Block Group:010970025012CBSA:Mobile, AL Metropolitan Statistical Area



# Demographic and Income Profile

Publix Midtown Trade Area Area: 2.45 square miles Prepared by Esri

Latitude: 30.68551477 Longitude: -88.0901722

Summary	Cei	nsus 2010		2015		2020
Population		8,063		8,036		8,055
Households		3,843		3,850		3,857
Families		1,941		1,896		1,871
Average Household Size		2.03		2.02		2.02
Owner Occupied Housing Units		2,414		2,338		2,320
Renter Occupied Housing Units		1,429		1,512		1,537
Median Age		37.0		38.6		40.0
Trends: 2015 - 2020 Annual Rate		Area		State		National
Population		0.05%		0.58%		0.75%
Households		0.04%		0.61%		0.77%
Families		-0.27%		0.45%		0.69%
Owner HHs		-0.15%		0.61%		0.70%
Median Household Income		1.79%		2.63%	-	2.66%
				15		)20
Households by Income			Number	Percent	Number	Percent
<\$15,000			504	13.1%	439	11.4%
\$15,000 - \$24,999			337	8.8%	240	6.2%
\$25,000 - \$34,999			410	10.6%	363	9.4%
\$35,000 - \$49,999			602	15.6%	610	15.8%
\$50,000 - \$74,999			771	20.0%	806	20.9%
\$75,000 - \$99,999			499	13.0%	514	13.3%
\$100,000 - \$149,999			513	13.3%	634	16.4%
\$150,000 - \$199,999			98	2.5%	116	3.0%
\$200,000+			115	3.0%	134	3.5%
Median Household Income			\$51,538		\$56,328	
Average Household Income			\$66,441		\$74,618	
Per Capita Income			\$31,891		\$35,768	
	Census 20			15		)20
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	534	6.6%	492	6.1%	480	6.0%
5 - 9	388	4.8%	463	5.8%	443	5.5%
10 - 14	369	4.6%	387	4.8%	456	5.7%
15 - 19	350	4.3%	335	4.2%	332	4.1%
20 - 24	500	6.2%	433	5.4%	425	5.3%
25 - 34	1,646	20.4%	1,384	17.2%	1,186	14.7%
35 - 44	1,122	13.9%	1,276	15.9%	1,368	17.0%
45 - 54	1,146	14.2%	1,019	12.7%	1,013	12.6%
55 - 64	1,000	12.4%	1,076	13.4%	981	12.2%
65 - 74	454	5.6%	628	7.8%	778	9.7%
75 - 84	320	4.0%	318	4.0%	381	4.7%
85+	233	2.9%	226	2.8%	212	2.6%
	Census 20	010	20	15	20	)20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	6,721	83.4%	6,580	81.9%	6,484	80.5%
Black Alone	1,135	14.1%	1,226	15.3%	1,312	16.3%
American Indian Alone	22	0.3%	23	0.3%	25	0.3%
Asian Alone	54	0.7%	57	0.7%	61	0.8%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	52	0.6%	55	0.7%	62	0.8%
Two or More Races	77	1.0%	92	1.1%	110	1.4%
Hispanic Origin (Any Race)	141	1.7%	156	1.9%	185	2.3%
Data Note: Income is expressed in current dollars.						

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

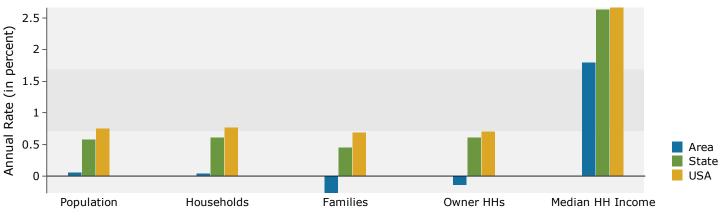


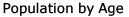
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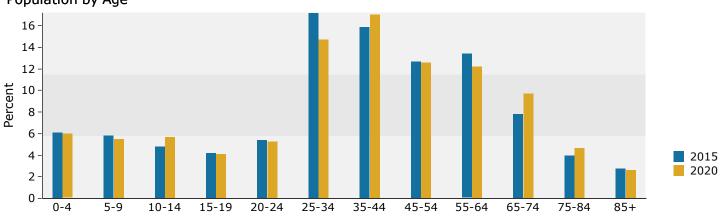
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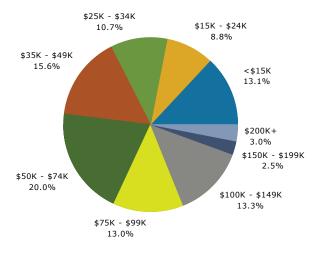
### Trends 2015-2020



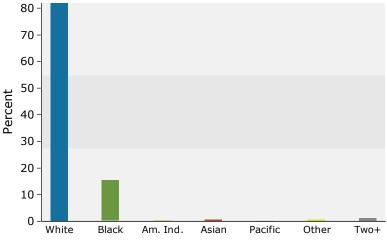




### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 1.9%



Publix Midtown Trade Area Area: 2.45 square miles

Data for all businesses in area Total Businesses:		387			
Total Employees:		7,008			
Total Residential Population:		8,183			
Employee/Residential Population Ratio:		0.86:1			
by SIC Codes	Busine Number		Emplo umber	yees Percent	
Agriculture & Mining	4	1.0%	34	0.5%	
Construction	9	2.3%	80	1.1%	
Manufacturing	7	1.8%	213	3.0%	
Transportation	3	0.8%	16	0.2%	
Communication	2	0.5%	13	0.2%	
Utility	0	0.0%	3	0.0%	
Wholesale Trade	5	1.3%	18	0.3%	
Retail Trade Summary	87	22.5%	892	12.7%	
Home Improvement	4	1.0%	26	0.4%	
General Merchandise Stores	3	0.8%	140	2.0%	
Food Stores	10	2.6%	157	2.2%	
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.6%	18	0.3%	
Apparel & Accessory Stores	6	1.6%	13	0.2%	
Furniture & Home Furnishings	2	0.5%	7	0.1%	
Eating & Drinking Places	31	8.0%	389	5.6%	
Miscellaneous Retail	25	6.5%	143	2.0%	
Finance, Insurance, Real Estate Summary	41	10.6%	198	2.8%	
Banks, Savings & Lending Institutions	18	4.7%	46	0.7%	
Securities Brokers	1	0.3%	3	0.0%	
Insurance Carriers & Agents	7	1.8%	82	1.2%	
Real Estate, Holding, Other Investment Offices	15	3.9%	67	1.0%	
Services Summary	210	54.3%	5,242	74.8%	
Hotels & Lodging	3	0.8%	5	0.1%	
Automotive Services	3	0.8%	35	0.5%	
Motion Pictures & Amusements	8	2.1%	73	1.0%	
Health Services	55	14.2%	1,619	23.1%	
Legal Services	14	3.6%	108	1.5%	
Education Institutions & Libraries	4	1.0%	251	3.6%	
Other Services	123	31.8%	3,150	44.9%	
Government	8	2.1%	294	4.2%	
Unclassified Establishments	9	2.3%	6	0.1%	
Totals	387	100.0%	7,008	100.0%	
<b>Source:</b> Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.			,3		



Publix Midtown Trade Area Area: 2.45 square miles

		Businesses		Employees	
by NAICS Codes	Number	Percent	Number	Percer	
Agriculture, Forestry, Fishing & Hunting	1	0.3%	22	0.39	
Mining	0	0.0%	0	0.0	
Utilities	0	0.0%	3	0.00	
Construction	11	2.8%	88	1.30	
Manufacturing	7	1.8%	186	2.7	
Wholesale Trade	6	1.6%	19	0.30	
Retail Trade	54	14.0%	495	7.19	
Motor Vehicle & Parts Dealers	4	1.0%	15	0.20	
Furniture & Home Furnishings Stores	2	0.5%	5	0.19	
Electronics & Appliance Stores	1	0.3%	2	0.00	
Bldg Material & Garden Equipment & Supplies Dealers	4	1.0%	26	0.49	
Food & Beverage Stores	10	2.6%	155	2.29	
Health & Personal Care Stores	7	1.8%	50	0.79	
Gasoline Stations	2	0.5%	3	0.00	
Clothing & Clothing Accessories Stores	7	1.8%	16	0.29	
Sport Goods, Hobby, Book, & Music Stores	2	0.5%	36	0.59	
General Merchandise Stores	3	0.8%	140	2.0	
Miscellaneous Store Retailers	13	3.4%	48	0.79	
Nonstore Retailers	0	0.0%	0	0.00	
Transportation & Warehousing	2	0.5%	12	0.20	
Information	5	1.3%	47	0.79	
Finance & Insurance	27	7.0%	134	1.99	
Central Bank/Credit Intermediation & Related Activities	19	4.9%	49	0.79	
Securities, Commodity Contracts & Other Financial	1	0.3%	3	0.04	
Insurance Carriers & Related Activities; Funds, Trusts &	7	1.8%	82	1.29	
Real Estate, Rental & Leasing	16	4.1%	65	0.9	
Professional, Scientific & Tech Services	59	15.2%	309	4.4	
Legal Services	14	3.6%	110	1.60	
Management of Companies & Enterprises	0	0.0%	0	0.04	
Administrative & Support & Waste Management & Remediation	13	3.4%	102	1.5	
Educational Services	7	1.8%	262	3.79	
Health Care & Social Assistance	74	19.1%	1,828	26.1	
Arts, Entertainment & Recreation	6	1.6%	81	1.20	
Accommodation & Food Services	34	8.8%	395	5.6	
Accommodation	3	0.8%	555	0.19	
Food Services & Drinking Places	31	8.0%	390	5.6	
Other Services (except Public Administration)	47	12.1%	2,659	37.9	
Automotive Repair & Maintenance	3	0.8%	2,039	0.5	
Public Administration	8	2.1%	294	4.2	
	8	2.1%	294	4.2	
Unclassified Establishments	9	2.3%	6	0.1	
		100.000	7.000	100.0	
Total Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.	387	100.0%	7,008	100.00	



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