

OFFICE SPACE AVAILABLE IN MIDTOWN

11 Midtown Park Dr E | Just East of I-65 & Dauphin St | Mobile, Alabama



- Building is ±5,574 square feet total
- Several private offices, large open areas, conference rooms, and two restrooms
- For Lease: \$14.50 PSF + NNN
- For Sale: \$695,000
- Former compounding pharmacy, includes interior positive pressure clean room that can be used for lab space or other uses
- Centrally located in the heart of Midtown, just SE of Dauphin Street, near I-65

Office space for lease in Midtown Mobile, just minutes from I-65 and Dauphin Street, convenient location proximate to I-65 for easy access to I-10. The site is surrounded by professional offices, national, regional and local retail and restaurants, light industrial, warehouse / showrooms, and more. Formerly a compounding pharmacy, fit with an interior positive pressure “clean room” which can be used as lab space or possible medical procedure room for surgical or sterile activity. The building was completely renovated in 2018, and includes full generator.



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:	11 Midtown Park Dr. E Mobile, Alabama 36606
Available Space:	±5,574 SF
Year Built / Remodeled:	1972 / 2018
Lot Size:	±0.37 AC / ±16,051 SF
Zoning:	B-3, Community Bsns
Lease Rate:	\$14.50 per square foot
Sale Price:	\$695,000

MOBILE MARKET OVERVIEW

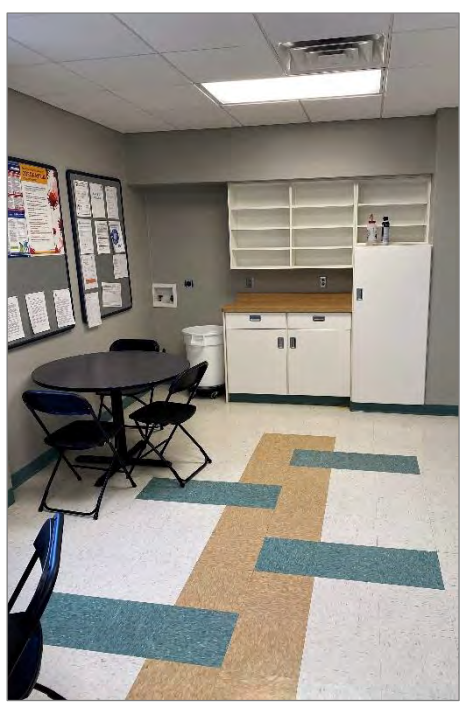
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

The city 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.

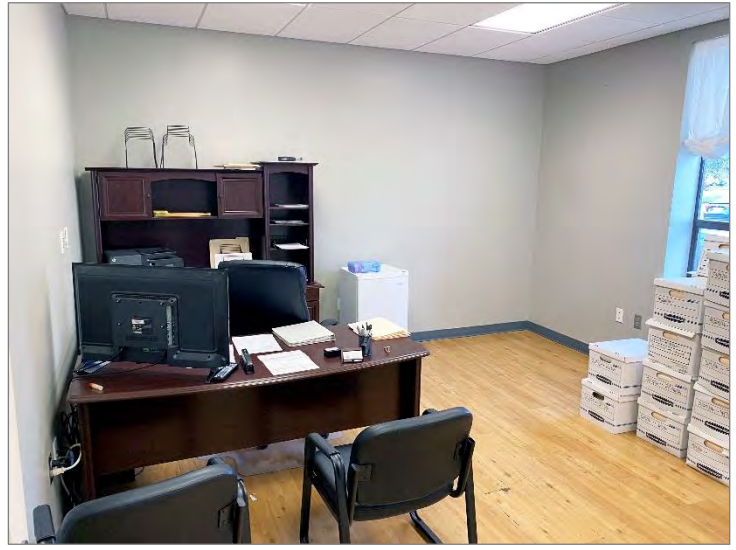
Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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Additional Interior Photos

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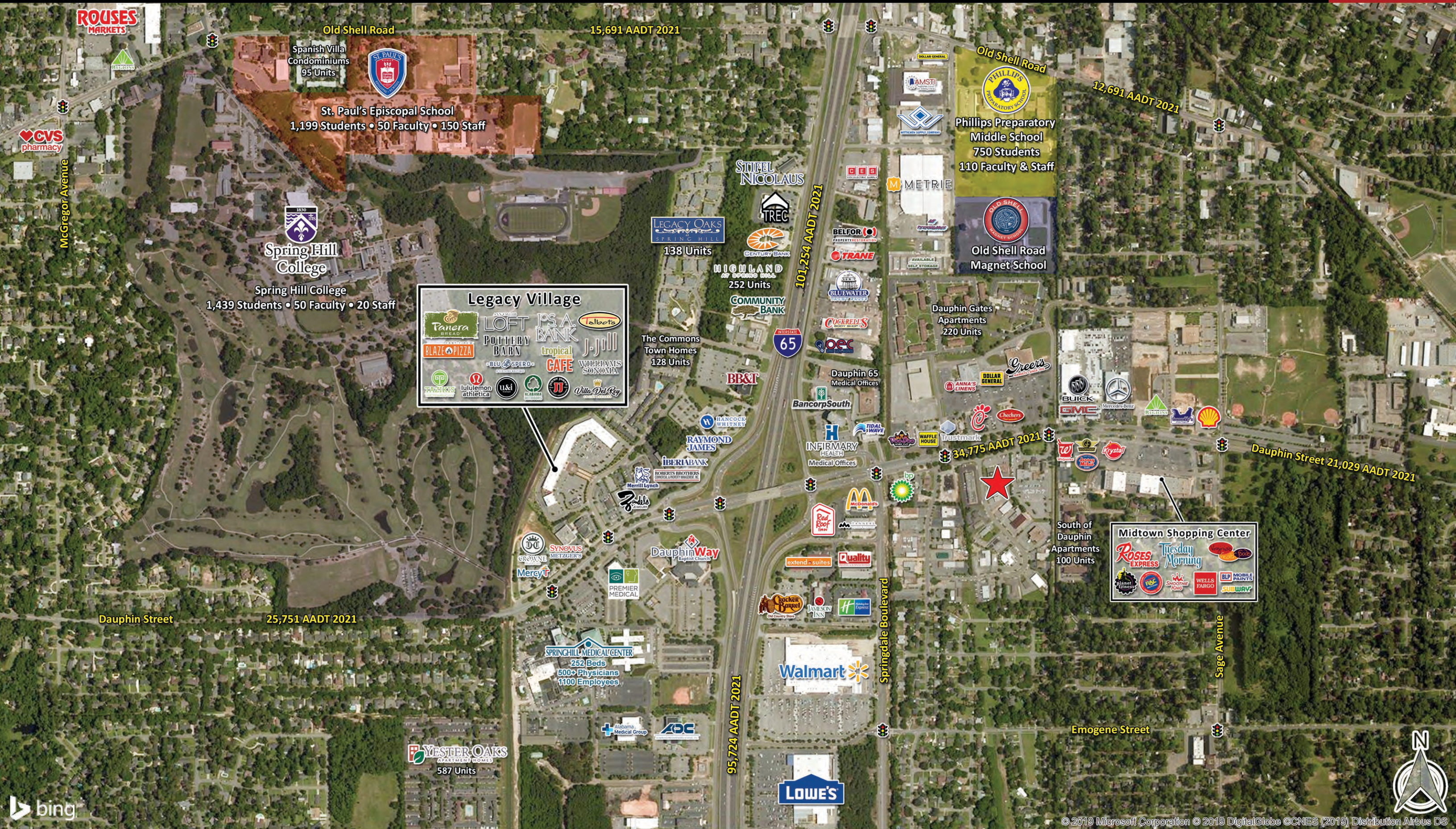
Floor Plan

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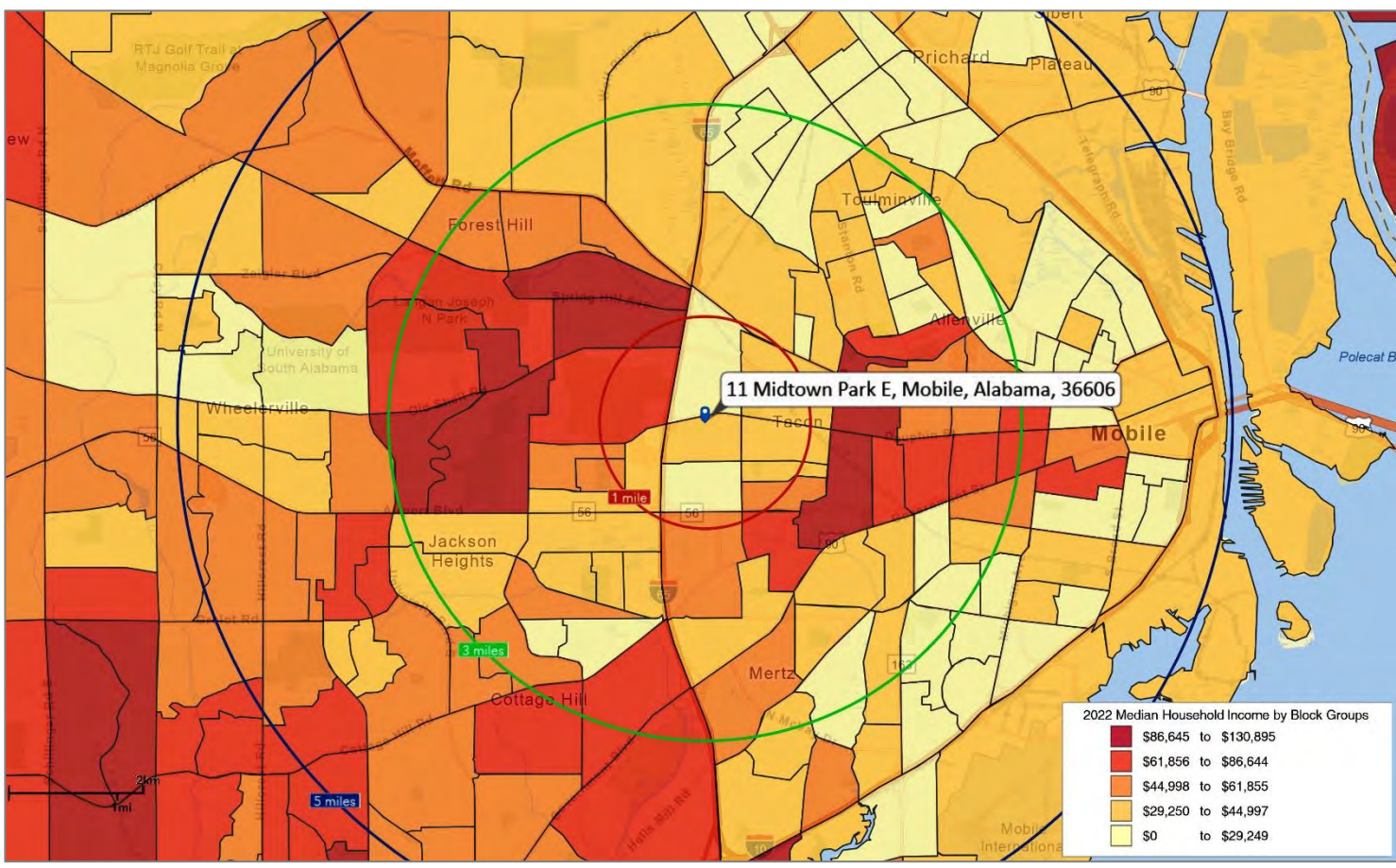
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Average Household Income Heat Map, Location Map and Demographics

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2022 Demographics	1 Mile	3 Miles	5 Miles
Population	7,815	69,348	159,641
Median Age	34.7	37.4	37.5
Largest Median Age Group	25-34	25-34	25-34
Daytime Population	18,638	97,495	201,742

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,357	29,526	66,258
Average Household Size	2.17	2.29	2.31
Average Household Income	\$57,553	\$70,392	\$65,287

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	36.6%	43.0%	43.9%
Renter Occupied Houses	50.8%	44.1%	41.7%
Median House Value	\$129,545	\$163,266	\$155,841

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