

BUILDING ON DAUPHIN ISLAND PARKWAY

Commercial Building For Lease | 2158 Dauphin Island Pkwy | Mobile, AL 36605



- Former Dollar General - $\pm 9,071$ SF on a $\pm 36,717$ SF / ± 0.84 AC lot
- $\pm 267'$ frontage on Dauphin Island Pkwy
- Less than 1 mi to Brookley Aeroplex
- For Lease: \$9.40 PSF + NNN
- Site on DIP is less than 1 mile & less than a 1-minute drive from I-10
- Located on a portion of Dauphin Island Parkway that sees 22,337 cars per day
- Zoned B-2 - Neighborhood Business

Commercial property for lease on Dauphin Island Parkway, in the immediate proximity to I-10, Mobile Aeroplex at Brookley, and Mobile International Airport. The building, constructed in 2006, is $\pm 9,071$ SF on $\pm 36,717$ SF lot. Remarkably easy access to Interstate 10 & further to I-65. Located on a portion of Dauphin Island Parkway that sees over 22,000 cars per day as of 2024, per *ALDOT*. Property is for lease for \$9.40 per square foot plus expenses.

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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.

David F. Neubauer • 251.753.0556 • david@vallasrealty.com | John P. Vallas, Jr. • 251.751.7223 • john@vallasrealty.com
Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | office: 251.344.1444



SUMMARY INFORMATION

Location:	2158 Dauphin Island Pkwy Mobile, Alabama 36605
Building Size:	±9,071 SF
Land Size:	±36,717 SF / ±0.84 AC
Frontage:	±269.51’
Zoning:	B-2 Neighborhood Business
Year Constructed:	2010
Parking:	29 regular, 2 handicapped
Lease Rate:	\$9.40 PSF

MOBILE MARKET OVERVIEW

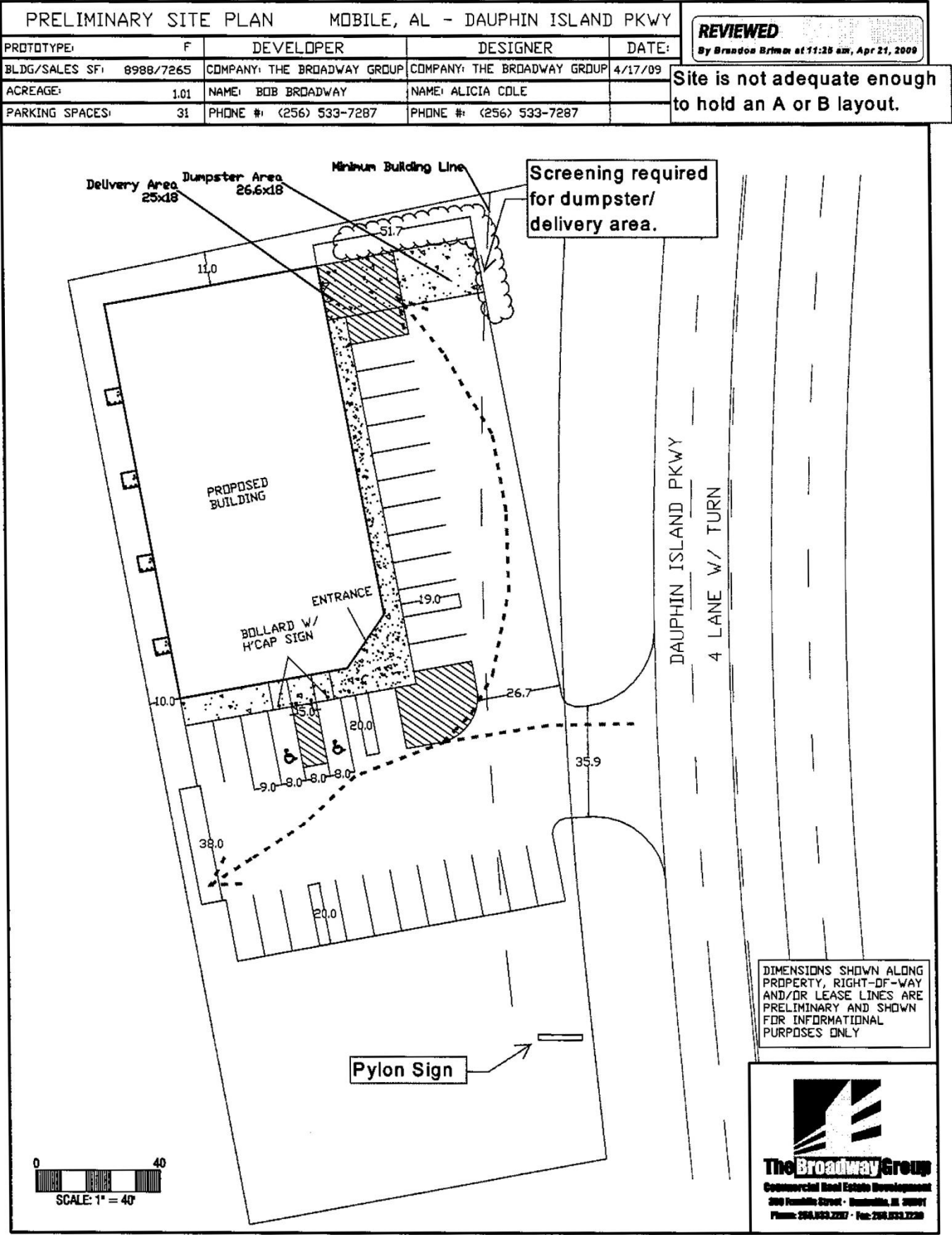
The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers.



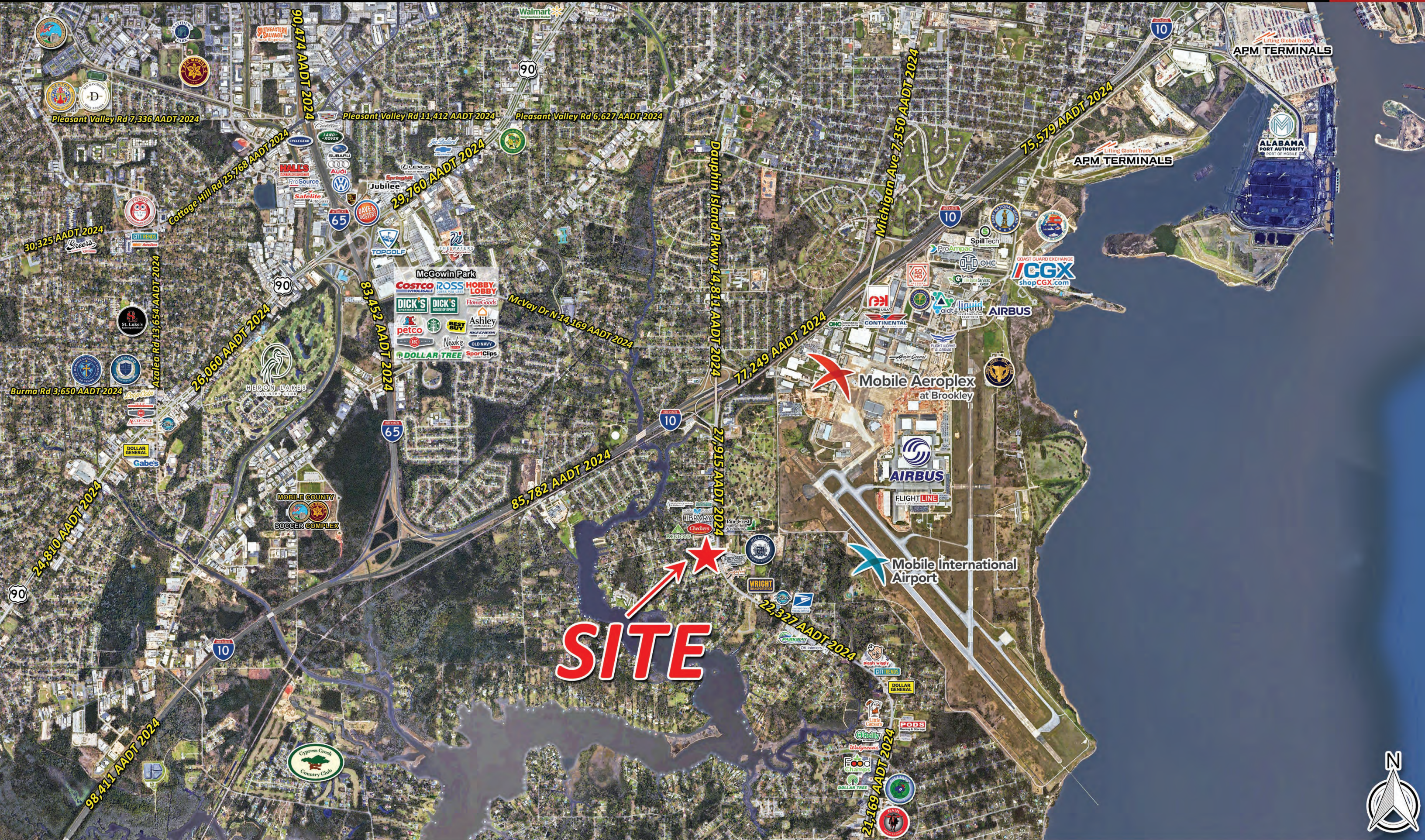
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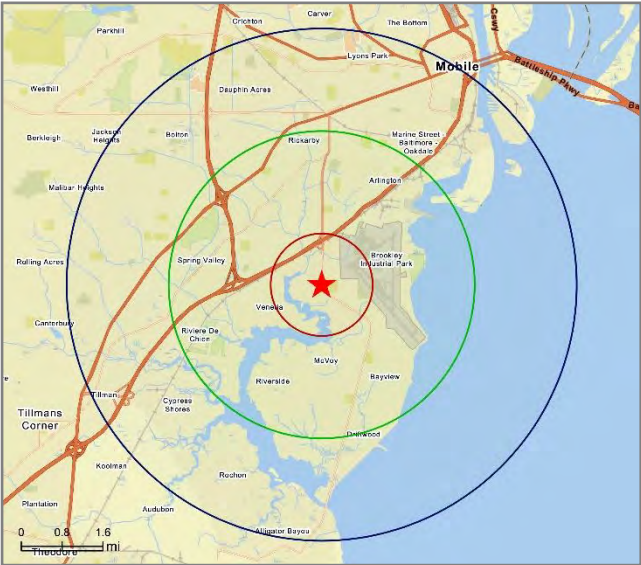
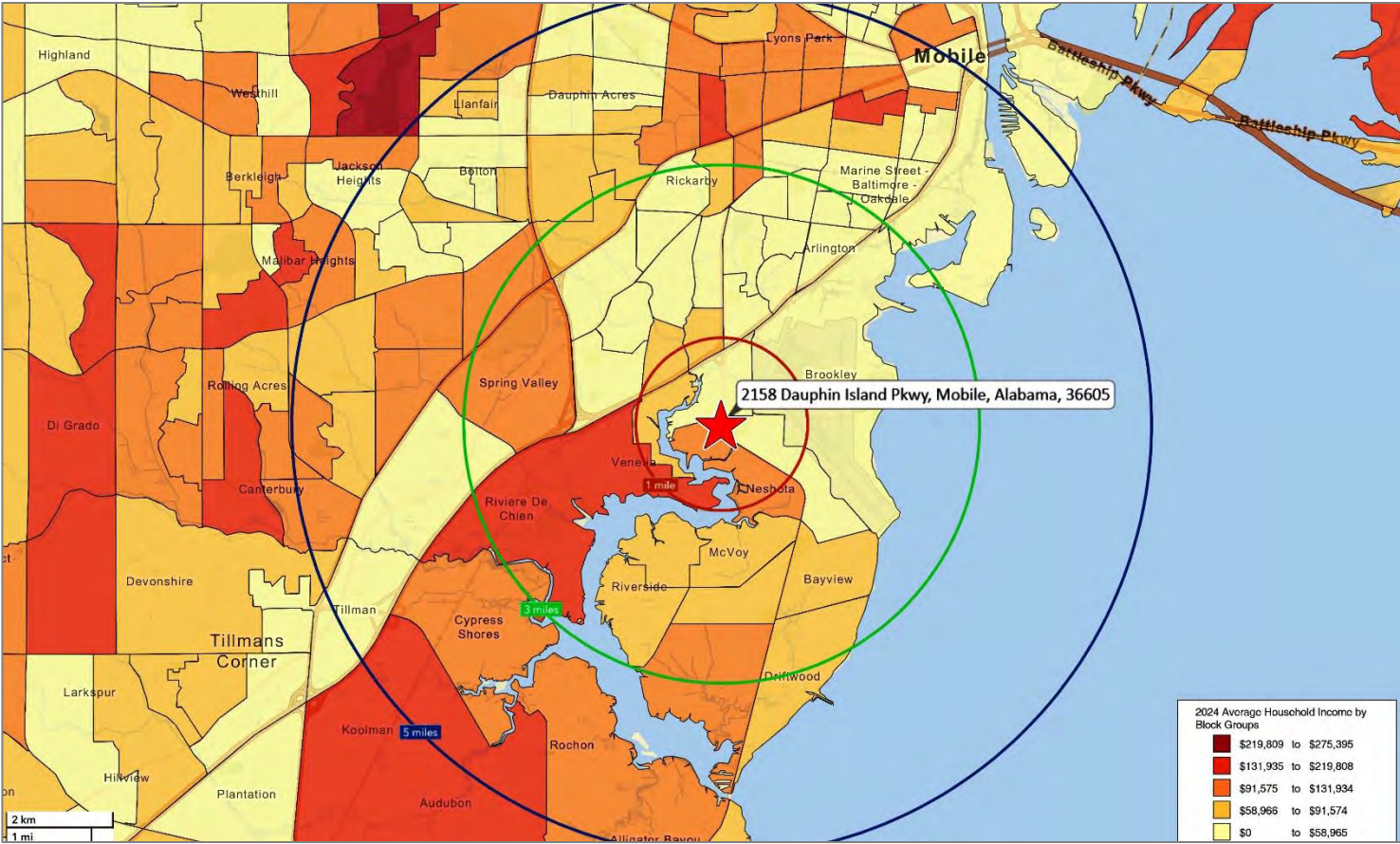


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2025 Average Household Income Heat Map and Demographics

FREE-STANDING BUILDING | 2158 DAUPHIN ISLAND PKWY | MOBILE, AL 36605



2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,042	18,819	43,494
Median Age	35.6	37.1	39.2
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	4,405	19,803	44,709

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,311	7,818	17,418
Average Household Size	2.31	2.39	2.46
Median Household Income	\$52,674	\$51,403	\$44,190

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	49.0%	55.5%	55.6%
Renter Occupied Houses	42.0%	35.4%	32.2%
Average House Value	\$197,695	\$199,089	\$198,276



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