

AVAILABLE

6,500± RETAIL/OFFICE WITH
PRIVATE PARKING LOT

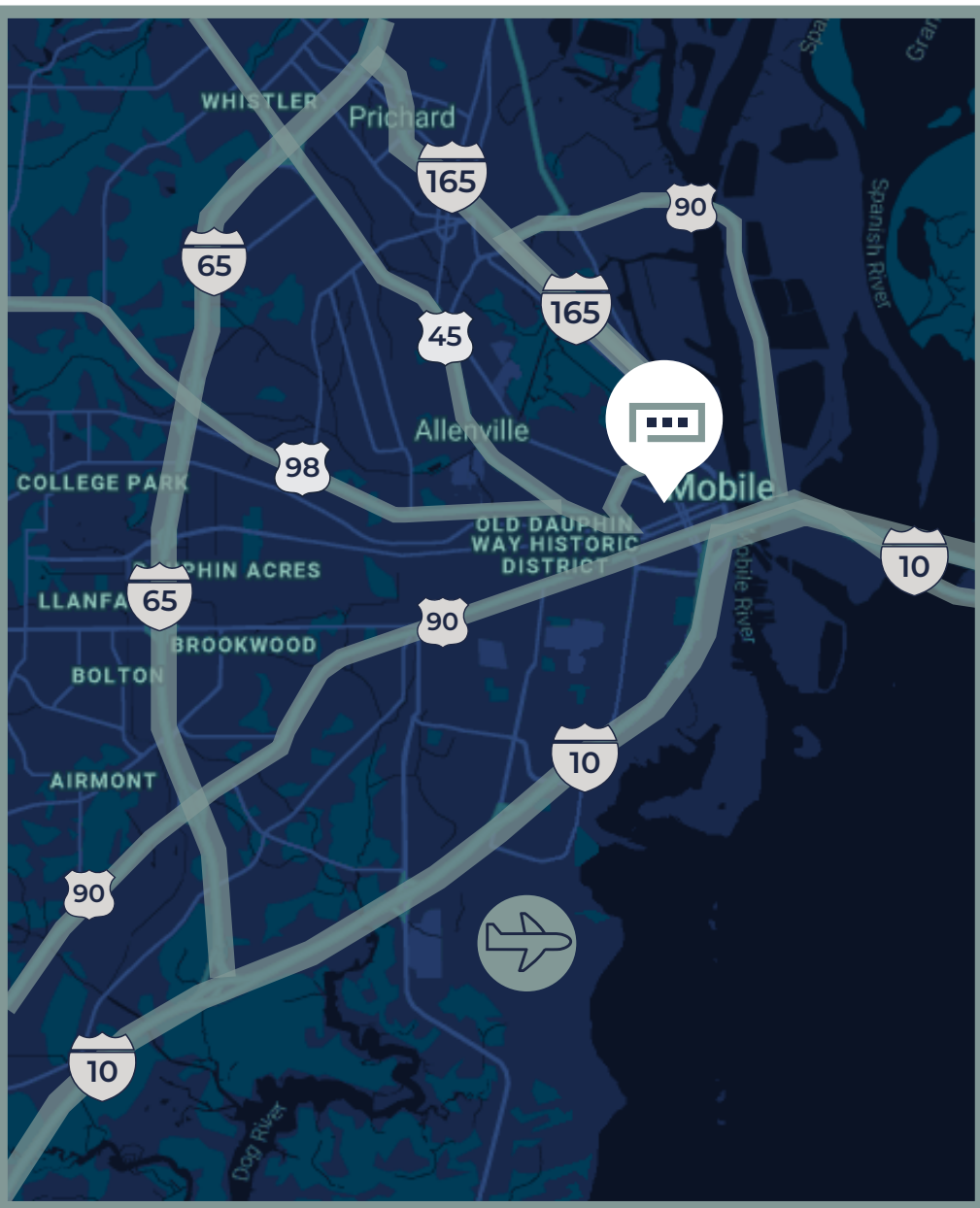
612 Dauphin St. | Downtown Mobile



Tommy Gleason
251.379.8285 | tgleason@cre-mobile.com



**CRE
MOBILE**
CRE-MOBILE.COM



SIZE

6,500± SF retail/office



ZONING

T5.1: Mixed-Use District, Medium Intensity



PARKING

0.2 AC private parking lot across the street



WALKABILITY

Extremely walkable location that is proximate to restaurants, shops, office buildings, hotels and more.



CONVENIENTLY LOCATED

Located in the heart of Downtown Mobile with easy access to I-10, I-165, Dauphin Street and Government Street.



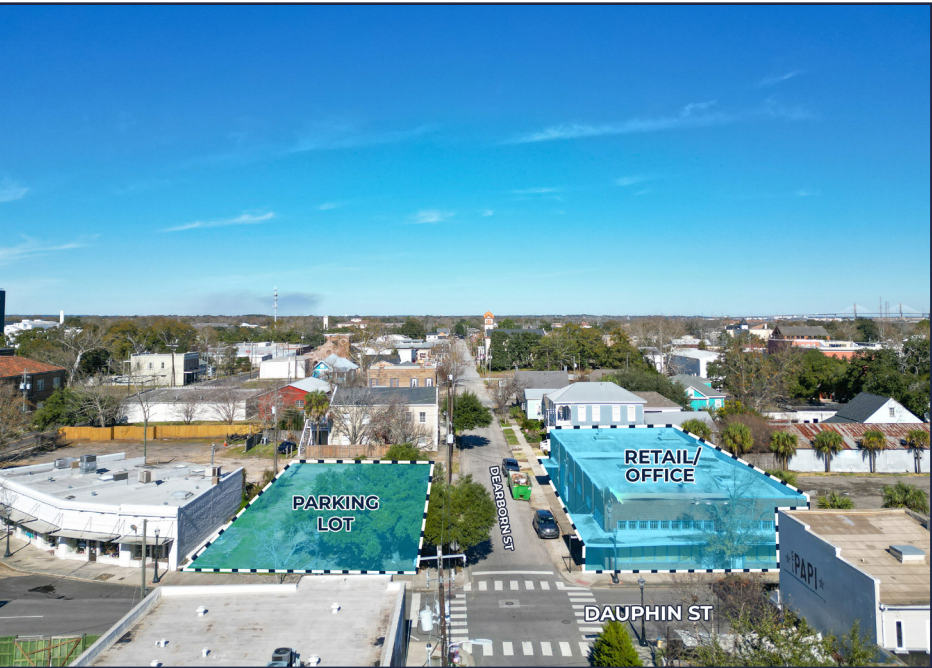
PRICE

Lease Rate: \$16.00/SF NNN

Sale Price: \$1,275,000







WALK	Dauphin Street	>1 min.
	Broad Street	6 min.
	Cathedral Square	8 min.
	Bienville Square	10 min.
	Royal Street	13 min.
	Water Street	15 min.

DRIVE	I-10	4 min.
	Baldwin Co., AL	13 min.
	I-65	16 min.