

OFFICE BUILDING FOR SALE NEAR DOWNTOWN MOBILE, ALABAMA

920 Dauphin Street | Just West of Broad Street | Mobile, Alabama 36604



- Free-standing professional office building is $\pm 4,000$ square feet on ± 0.37 AC
- Renovated in 2018 with new roof, HVAC, electrical, plumbing, and floor
- Located 1 block west of Broad Street, on a hard corner of Dauphin & Lebaron St
- Zoned B1 - Buffer Business District
- For Sale - \$800,000

Large, free-standing professional office building for sale, just 1 block west of Broad Street at 920 Dauphin Street. Building was completely renovated in 2018, including new roof, new HVAC unit & ductwork, flooring, and interior walls. Ample parking on the ± 0.37 AC lot with parking areas on either side of building. Updated interior includes several private offices, large lobby, library / file room, and kitchen / break area. *Currently leased and subject to lease termination.*

**VALLAS
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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 | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.753.0556 | david@vallasrealty.com



SUMMARY INFORMATION

Location:	920 Dauphin Street Mobile, Alabama 36604
Building Size:	±4,000 SF
Renovation (2018):	New roof, electrical, plumbing, HVAC (including ductwork), flooring, and interior walls.
Features:	Six private offices, front lobby, kitchen / break room, library / file room, open work area & two restrooms
Parcel Size:	±16,152 SF / ±0.37 AC
Zoning:	B1 - Buffer Business
Vacancy:	Currently leased, subject to lease termination
For Sale:	\$800,000

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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1 FLOOR PLAN
A101

1/4"=1'-0"

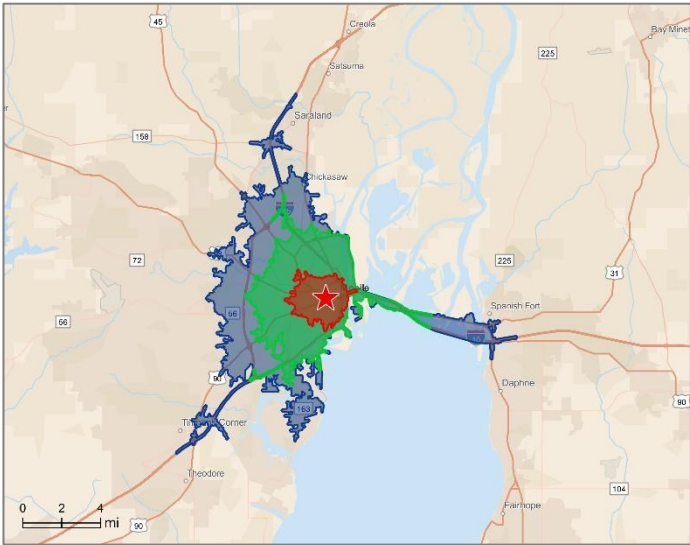
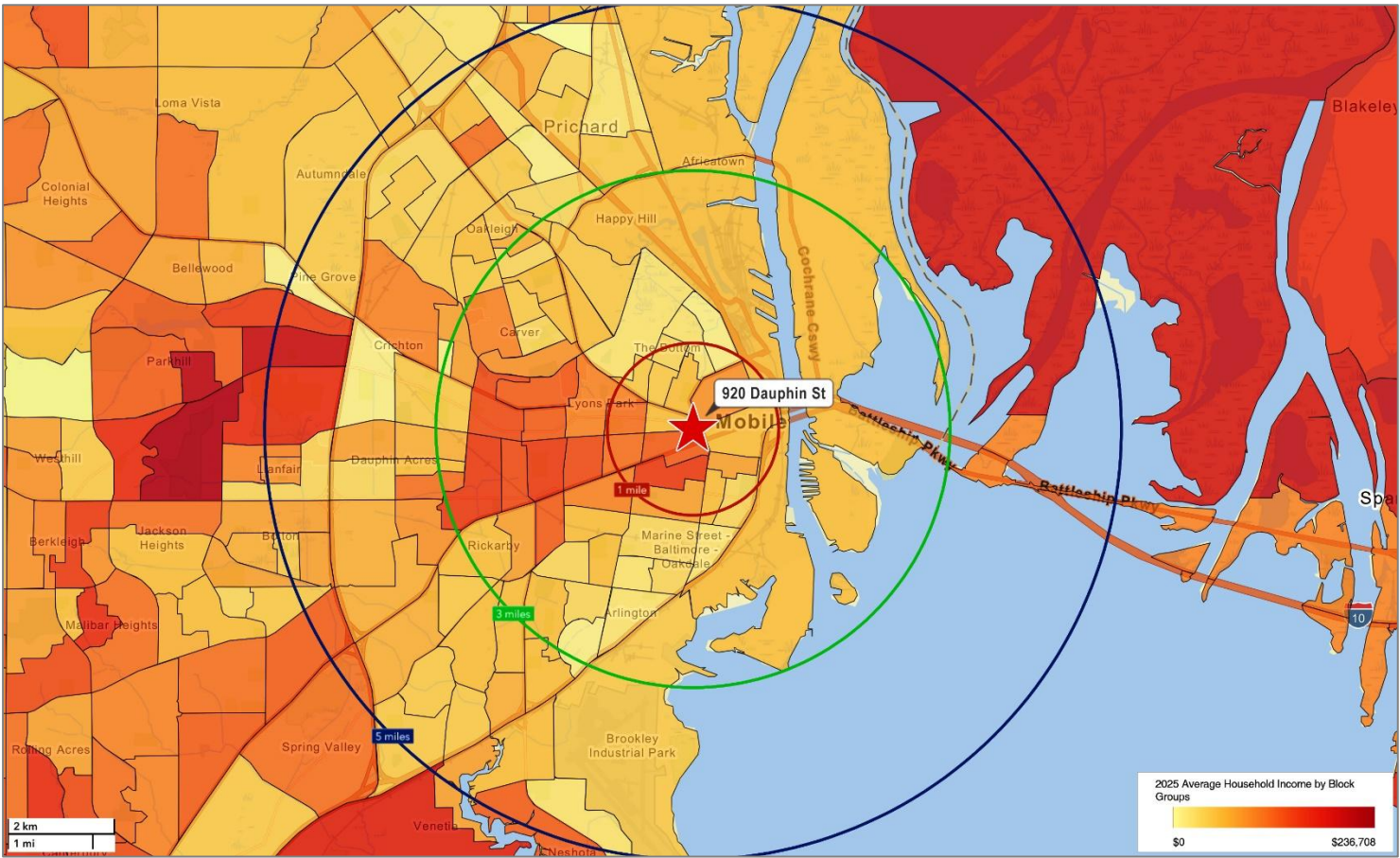
AREA=3,565 SF

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2025 Average Household Income Heat Map and Drive-Time Demographics

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2025 Demographics	5 min	10 min	15 min
Total Population	18,143	58,576	27,764
Median Age	40.9	40.3	38.6
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	37,289	87,111	158,626

Households & Income	5 min	10 min	15 min
Total Households	8,223	25,768	45,710
Average Household Size	2.03	2.17	2.23
Average Household Income	\$72,062	\$64,452	\$44,016

Housing & Value	5 min	10 min	15 min
Owner Occupied Houses	80.3%	80.4%	76.2%
Renter Occupied Houses	19.7%	19.6%	23.8%
Average Home Value	\$223,957	\$279,801	\$260,809