



PROPERTY BROCHURE

*1924 DAUPHIN ISLAND PKWY.
MOBILE, AL 36605*

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PROPERTY INFORMATION

Address: 1924 Dauphin Island Parkway, Mobile, AL 36606

Market: Mobile and Baldwin Counties

Center Details:

Available: 7,770 sf within the center with an additional 19,000 sf endcap currently used as a medical office but is available.

| Suite: | Size: | Price: (psf) | NNN (Exp) |
|------------|-----------|-------------------|-----------|
| 1924-G1 | 4,087sf | \$12 | \$2.53 |
| 1924-J1 | 1,741sf | \$12 | \$2.53 |
| 1924-J2 | 3,683sf | \$12 | \$2.53 |
| 1924-H | 2,400sf | \$12 | \$2.53 |
| Out Parcel | 2.5 acres | \$6,000 per month | |

Zoning: B -3 Neighborhood Business District

Utilities: All utilities are available

Current Tenants: Checkers, Regions Bank, Port City Cleaners, Mobile Public Library, Metro Treatment of Alabama, Alta Point Health, Unique Touch Hair Bar, Candied Kreations, and Dynamic Pain and Wellness.

Roads/Major Intersections:

Interstate 10 / Dauphin Island Pkwy / Military Rd. / Perimeter Rd.

Possible Uses:

General Retail, Professional Medical Use, Flooring, Bedding, Beauty Supplies, Entertainment, Restaurants, Coffee, Ice-Cream, Hobby Store, Discount Stores, Grocery, Specialty Shops, Clothing, Sports and Outdoor.

Detailed Property Description:

This retail center boasts a highly visible position on Dauphin Island Parkway, just off Interstate 10 in Mobile, AL. It's ideally situated near the anticipated expansion of Downtown Mobile Airport. As the first retail center on I-10 when heading south on Dauphin Island Parkway, it attracts significant traffic. The site features a 2.61-acre retail pad available for lease, which can be ground leased as-is or developed. The center includes 14,286 square feet of retail space, along with an additional 19,000 square feet of endcap space currently occupied by medical offices.

Current tenants include Checkers, Regions Bank, Port City Cleaners, Mobile Public Library, Metro Treatment of Alabama, Alta Point Health, Unique Touch Hair Bar, Candied Kreations, and Dynamic Pain and Wellness..

Lease Rate: \$12psf NNN



VICINITY MAP

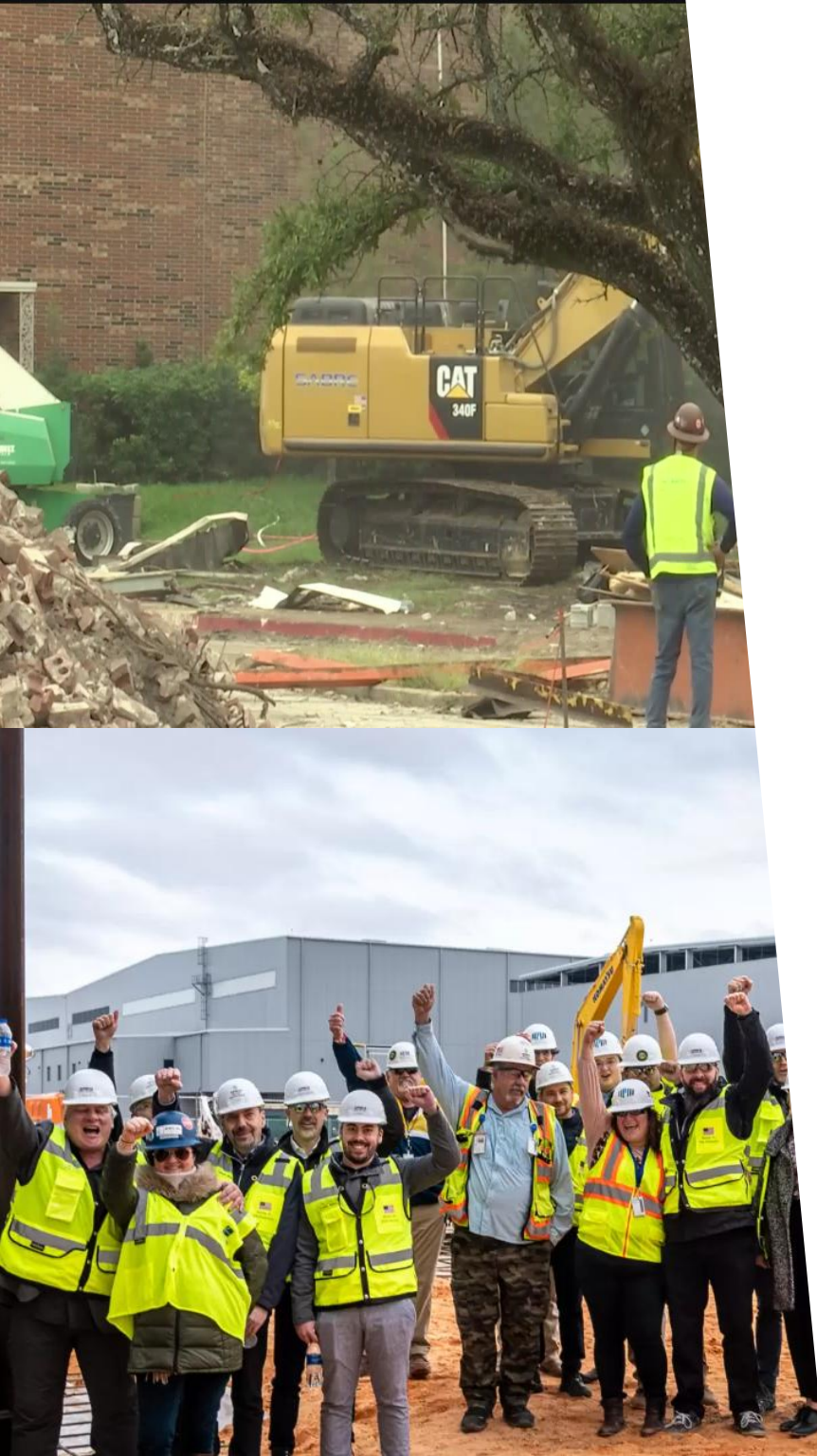


MOBILE MARKET OVERVIEW

We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





CONTACT INFORMATION



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