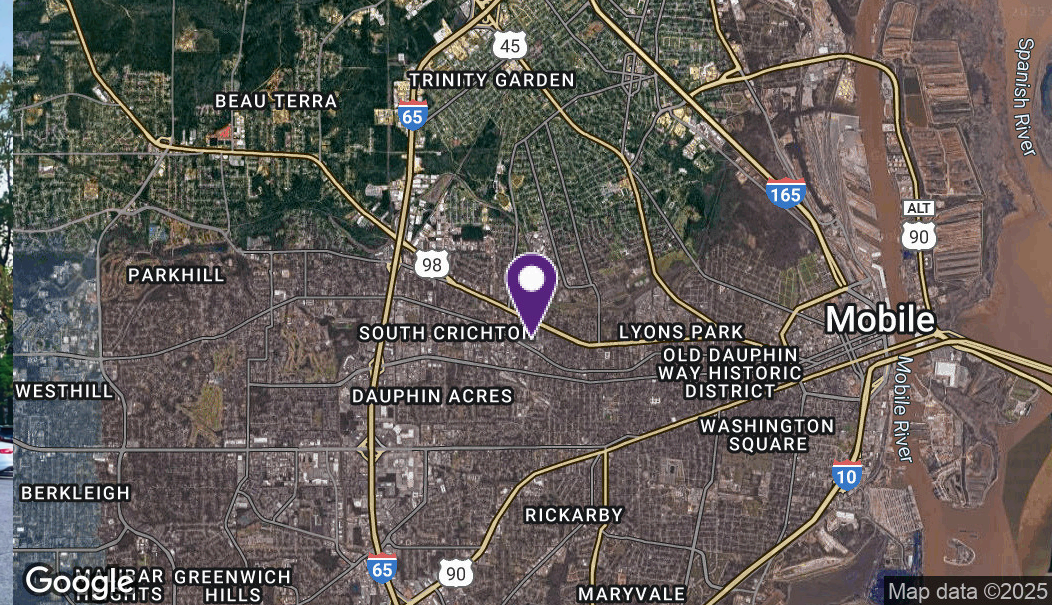


# MIDTOWN MOBILE SPACES FOR LEASE

## 100 N FLORIDA ST, MOBILE, AL 36607



### PROPERTY HIGHLIGHTS

- Midtown Mobile is a Publix-anchored center ideally positioned between I-65 and downtown, offering strong visibility and access along a high-traffic corridor (90,000+ VPD).
- Co-tenants include Great Clips, Marco's Pizza, Wingstop, Benchmark Physical Therapy, Taco Mama, Rock N Roll Sushi, and others.

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	855 - 1,399 SF
Building Size:	62,335 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 4	Call for Pricing	855 SF
Suite 6A	Call for Pricing	1,399 SF



Stephanie Hill  
Director  
205.271.7228  
shill@southpace.com

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Buff Teague  
Executive Managing Director  
251.341.1600  
buff.teague@jll.com





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TENANT ROSTER		
Suite	Tenant	SF
ANC	Publix	39,203
1	Marco's Pizza	1,500
2	Wingstop	1,500
3	Benchmark Physical Therapy	1,932
4	AVAILABLE	855
5	Charm Nail Lounge	2,101
6A	AVAILABLE	1,399
6B	New Horizons Credit Union	1,400
7	Coffee Monster	1,485
8	The Simple Greek	2,015
9	Rock N Roll Sushi	2,250
10	Taco Mama	2,250
11	VIP Care	2,355
12	Great Clips	1,044
13	Polish Boutique	1,056
TOTAL		62,345



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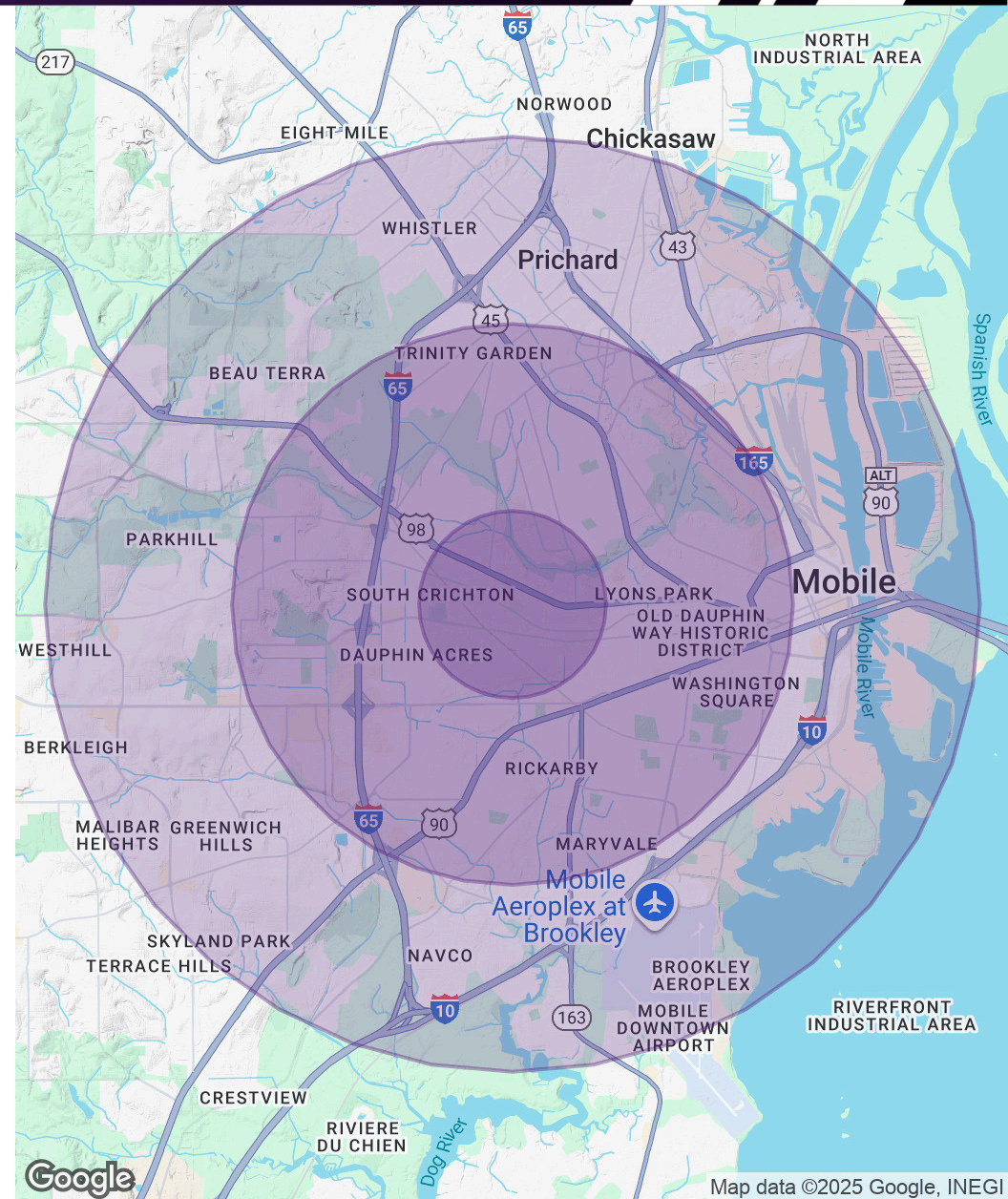


# MIDTOWN MOBILE SPACES FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,399	66,829	138,034
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,284	28,841	57,227
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,189	\$66,919	\$64,901
Average House Value	\$238,356	\$233,322	\$219,308



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