

DAUPHIN STREET PROPERTY FOR SALE

Potential Redevelopment Opportunity | Close to I-65 in Midtown | Mobile, AL



- Building is ±4,300 SF & lot is ±26,675 SF
- Dauphin St traffic is 31,604 cars per day
- Zoned B-3 - Community Business
- Sale Price: \$795,000
- Brick office building with Sherwin Williams occupying ±1,500 SF, remainder is vacant
- Property has ±112' on Dauphin Street
- Property can be redeveloped for retail

Property for sale on Dauphin Street in Midtown Mobile, Alabama, less than ½ mi to I-65. Existing building is ±4,300 SF, and currently has Sherwin Williams leasing ±1500 SF. Property is ±26,675 SF / ±0.61 AC, and could be redeveloped for retail or QSR. Traffic counts on this portion of Dauphin Street are 31,604 cars per day as of 2023 (*per ALDOT*). Surrounded by retail and restaurant tenants, including McDonald's, Chick-fil-A, Bojangles, Yellowhammer Coffee, Checkers, Krystal, Jersey Mike's, Foosackly's, and many others. Zoned B3 - Community Business, which can support a variety of users.



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.



SUMMARY INFORMATION

Building Size:	±4,300 SF
Property Size:	±26,675 SF / ±0.61 AC
Zoning:	B3 - Community Business
Frontage:	±112' on Dauphin Street
Tenant(s):	Sherwin Williams occupies ±1,500 SF, remaining ±2,800 SF is vacant
Office Layout:	Large front offices/bullpens, several private offices, several restrooms, and one kitchen / breakroom
Sale Price:	\$795,000

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 Infirmiry 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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Exterior & Interior Photos

COMMERCIAL PROPERTY FOR SALE | 3165-3167 DAUPHIN ST | MOBILE, AL 36606



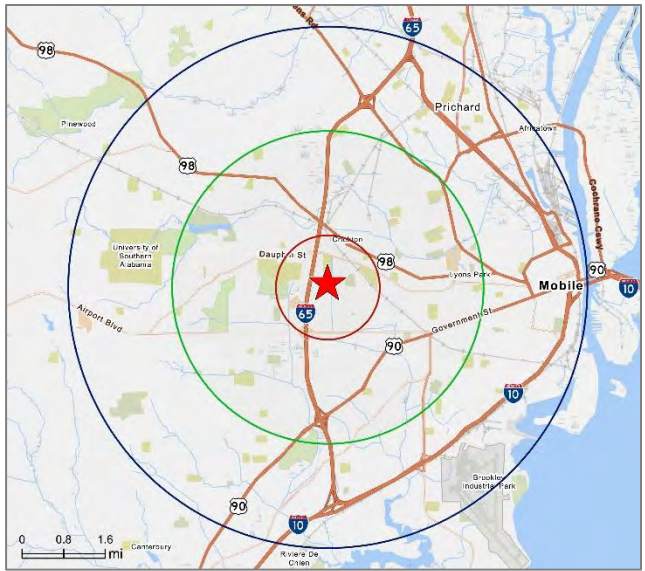
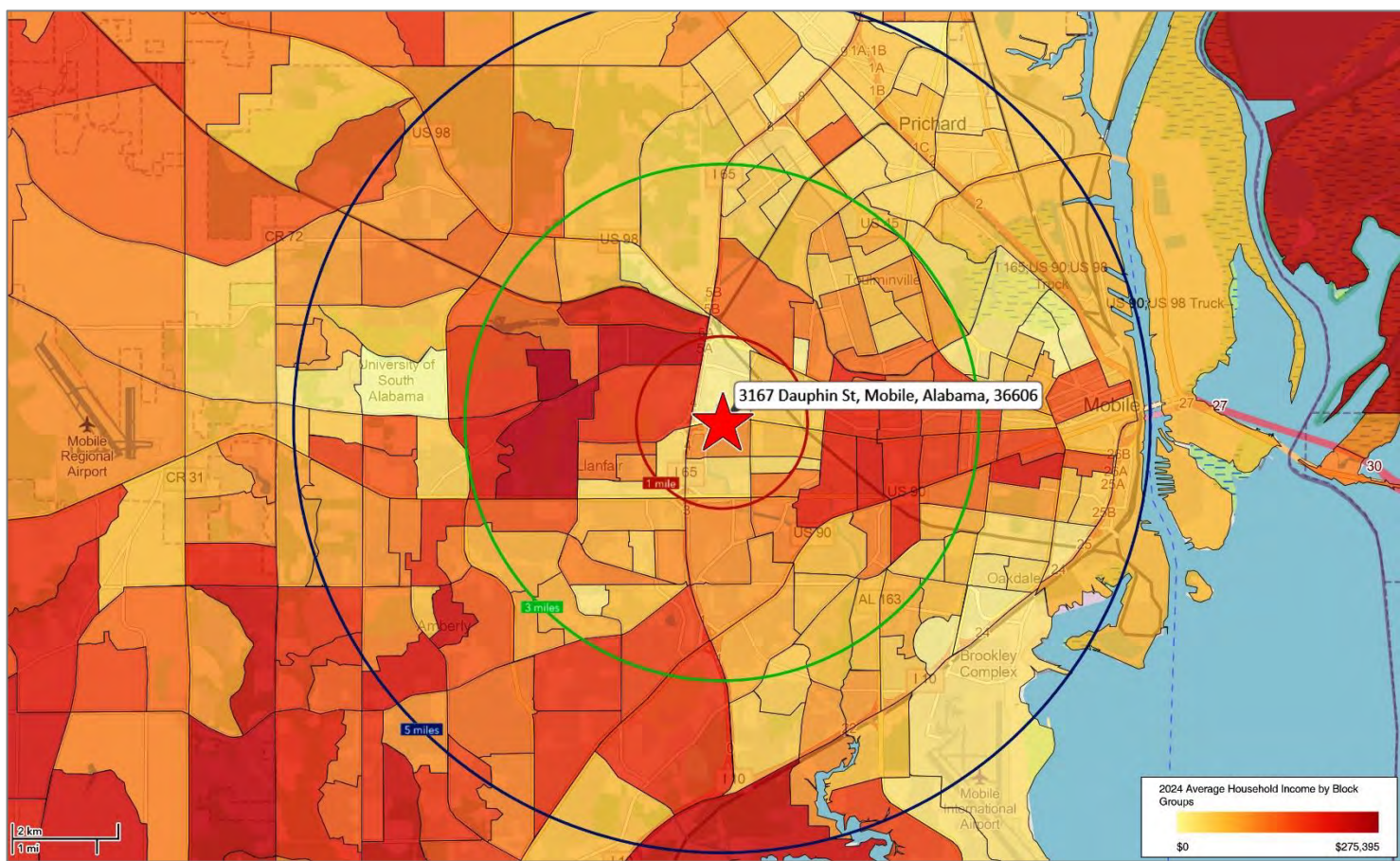
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Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	7,132	70,055	160,746
Median Age	32.6	36.9	37.2
Largest Median Age Group	25-34	25-34	25-34
Daytime Population	19,898	98,159	205,463

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,991	29,766	66,848
Average Household Size	2.19	2.23	2.25
Average Household Income	\$66,457	\$80,988	\$73,903

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	35.4%	42.8%	43.8%
Renter Occupied Houses	50.8%	44.4%	41.8%
Average House Value	\$276,751	\$285,815	\$245,522

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