



PROPERTY BROCHURE

*3168 MIDTOWN PARK S
SUITE "B"
MOBILE, AL*

Prepared By: *Pratt Thomas, CCIM
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PROPERTY INFORMATION

Address: 3168 Midtown Park S, Mobile, AL
Market: Mobile County
Suite: 570 sq ft, open floor plan, foyer, 1 restroom
Lot Size: 0.89 Acres
Total Bldg: 8,626 sq ft
Traffic Count: DTC on Dauphin St = 31,604; DTC I-65 = 99,637
Frontage: 86' Frontage
Zoning: B -3
Utilities: All utilities are available

***For Lease: \$1,200 /month Modified Gross
Tenant pays utilities***

****Entire building, a total 8,956 sq ft of 4,992 sq ft of office space and 3,964 sq ft of warehouse space are available, providing multiple possibilities for a range of uses!**

Roads/Major Intersections:

This property is located 0.5 miles (3 minutes) from the I-65 with a DTC = 99,637.

Midtown Park W @ Dauphin St DTC = 31,604.

US Highway 98 is 1.5 miles (5 minutes) away and connects with Pensacola as one of six routes linking Mobile County with Northwest Florida.

Possible Uses:

Ideal for contractor; Professionals, Medical Professionals; Consulting; Law; Retail; Title Companies; and Accounting Offices. This space is well-suited for a variety of uses in a thriving market.

Detailed Property Description:

Prime Office Location Near I-65 & Dauphin Street

This conveniently located office suite in Midtown offers excellent accessibility near Interstate 65 and Dauphin Street. Surrounded by a variety of retail shops, banks, restaurants, light industrial, and professional offices, this location is ideal for businesses seeking a central area. The suite features a spacious open floor plan, is fully air-conditioned, and includes ample off-street parking for staff and visitors.

Owner improvements include:

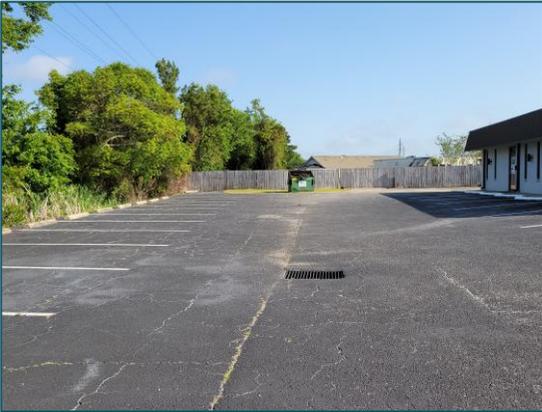
Fresh interior paint
New flooring installation

Additional Information:

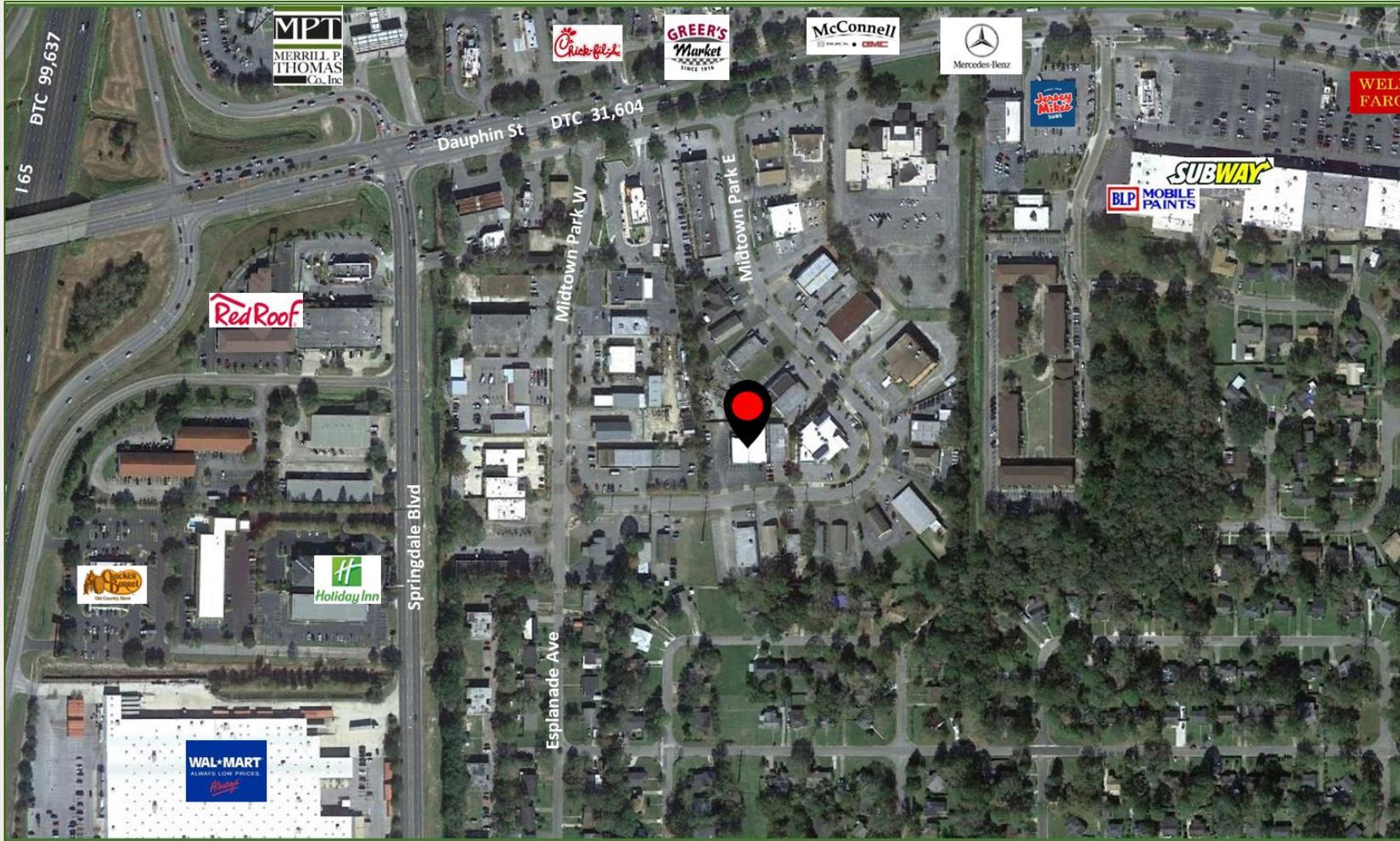
One of the property owners is a licensed Alabama real estate broker.

Property is professionally leased and managed by Merrill P. Thomas Co., Inc.

EXTERIOR & INTERIOR



VICINITY MAP



MOBILE COUNTY 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!**

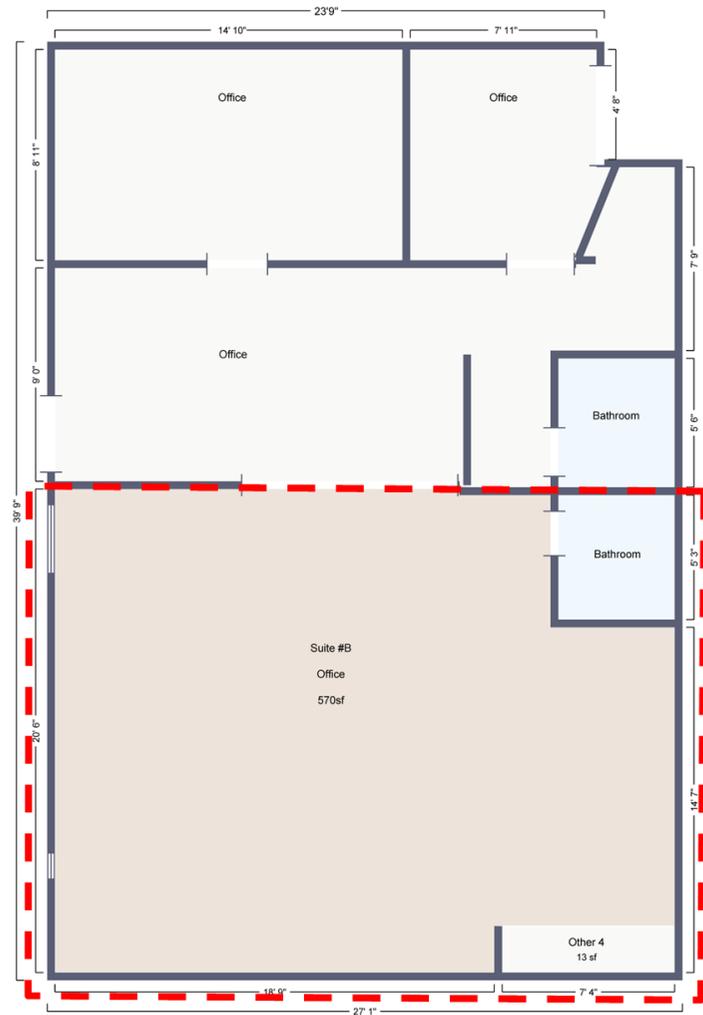
- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$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.



FLOOR PLAN

Floorplan Unit #B

Approximately 570 sf total



SITE PLAN





CONTACT INFORMATION



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