

Property Showcase



*3090 Dauphin Square Connector
Mobile, AL*

Prepared by: Molly Charles, Sales Agent
Molly@mptco.com
256-689-5140

Property Information

3090 Dauphin Square Connector

Property Information

Address: 3090 Dauphin Square Connector
Mobile, AL 36607

Market: Mobile County

Lease Type: Modified Gross

Available Space: 1,434 SF

Lot Size: 0.57 acres

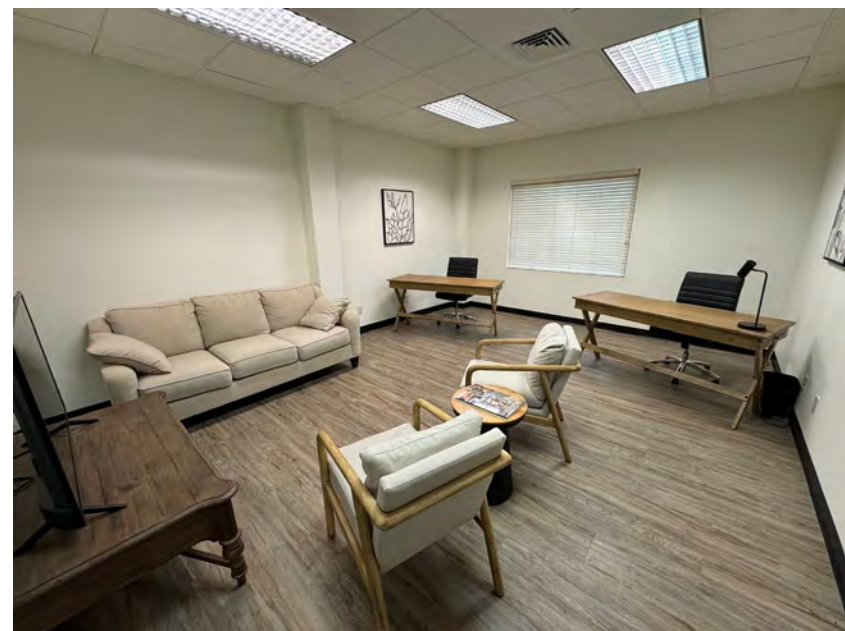
No. of Buildings: 1

Class: A

Roads/Major Intersections: Interstate 65 / Dauphin Street

Potential Alternative Uses: Medical offices, chiropractor, MD office, legal or general offices such as accountant, consulting agencies, law office, investment firms, small insurance agency, or geriatric medicine practice.

Detailed Property Description: A must see well located medical or professional office space in Mobile, AL. This 1,434 square foot suite includes a well decorated and large reception area, three professional offices, a shared conference or consulting room, a kitchen/breakroom and a private bathroom. The landlord is offering the use of a full body digital x-ray machine for an additional cost (call broker for more information). Parking is available onsite. Two 18x14ft offices and one 14x12ft office available.



Valuation Information

3306 S. Dupont Square Connector

Building Specifications

- Parking Spaces:** 15 + Asphalt on site Shared
- Zoned:** Commercial B-3
- Size:** 1,434 rentable square feet
- Flooring:** Designer hard surface
- Lighting:** Modern LED
- Foundation:** Concrete slab
- Framing:** Brick
- Special:** X-ray machine available for lease, shared Kitchen, private bathroom
- Stories:** 1 – Story



Valuation Information

\$18psf

Current market **LEASE** rate for the entire space

Modified Gross - Includes all utilities except janitorial

Individual office lease options available
\$600/mo for 18x14
\$500/mo for 14x12

3306 Dauphin St Square Connector

Market Overview

Detailed Location Overview

Convenient proximity in Mobile, AL to shopping, schools, retail. Site is located near the intersection of Dauphin St and Interstate 65. Easy access to Sage Ave and Dauphin Street.

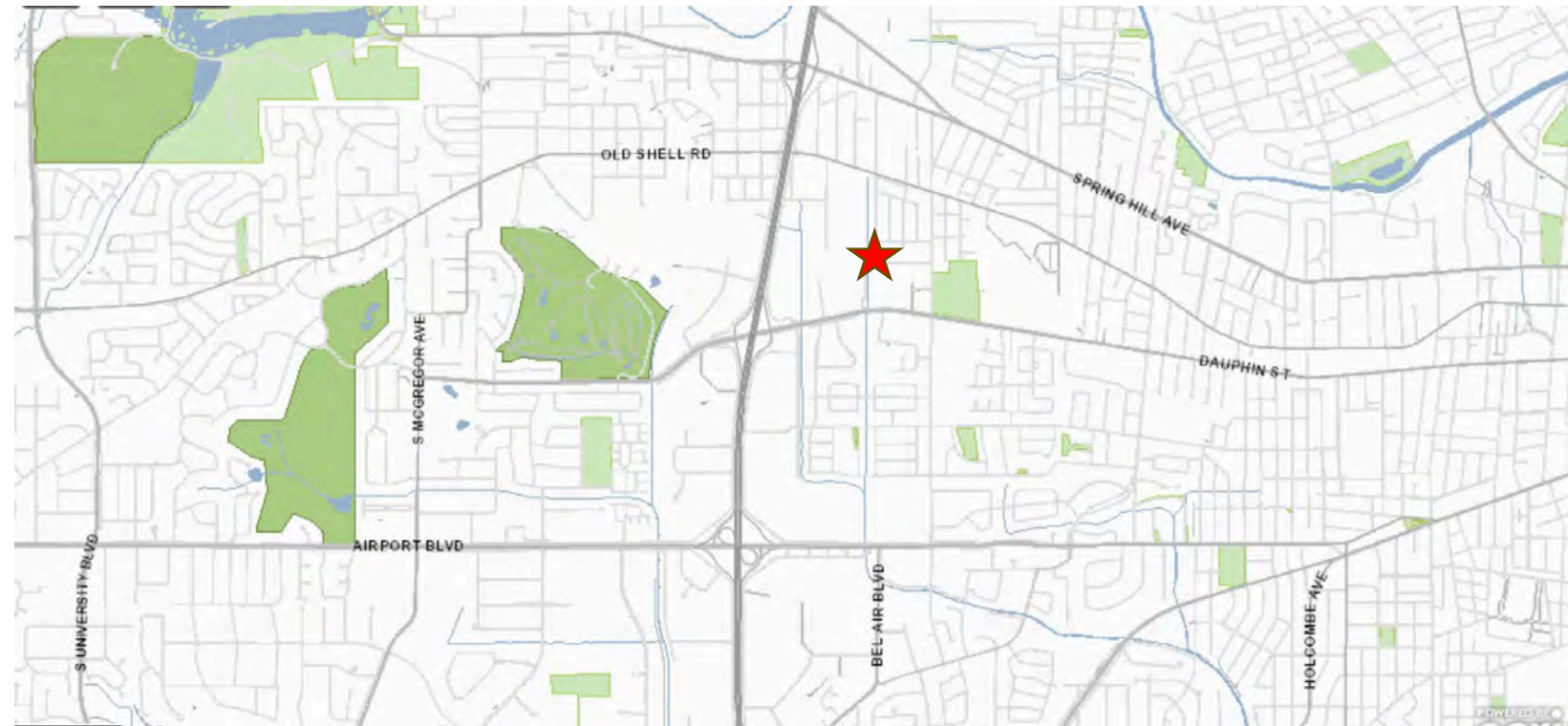
Market Description

Residential areas, retail, financial services, medical businesses, Retail and other professional service. Site has been stable since 2021 with the same tenant – Hall Physical Therapy center. Strategically positioned within the Midtown medical corridor and the Springhill market.

Suggested Marketing Strategy

Direct marketing to investors in the MPT CO proprietary data base. Local digital marketing through email campaigns and the Gulf Coast Commercial MLS. Targeted national and international digital marketing campaigns through listing platforms CREXI Platinum and CoStar/Loopnet.

- Head of Household Median Age within a 5-mile radius = 42.4
- Median Household Income within a 5-mile radius = \$37,214
- Homeowners % within a 5-mile radius = 35%





For More Information Contact: Molly Charles 251.476.0808 or Mike Reid 251.422.2208

*Merrill P Thomas Co., Inc. *** 3662 Dauphin St., Ste. E *** Mobile, AL 36608 *** 251-476-0808 *** www.mptco.com*