

Available

9,038 SF Flex Space in Midtown Mobile, AL



2966 Old Shell Rd, Mobile, AL 36607

Property Specifications

- 9,038 SF two-story flex space on 0.8 acres in desirable Midtown Mobile.
- Currently occupied by an interior design firm.
- Dock height loading dock and ramp to rolling door.
- Building renovated in 1992. Two of the four HVAC units were replaced in 2024.

Building is 60' x 100'

Ground floor: 5,065 SF office space
 Second floor: 2,580 SF office space
 Warehouse storage: 935 SF downstairs
 458 SF upstairs



Demographics

Source: Esri 2023

1 Mile

7,227 Estimated Population 14,409 Daytime Population \$34,377 Median Household Income 38 Median Age

3 Mile

66,560 Estimated Population 95,576 Daytime Population \$50,177 Median Household Income 37.8 Median Age

5 Mile

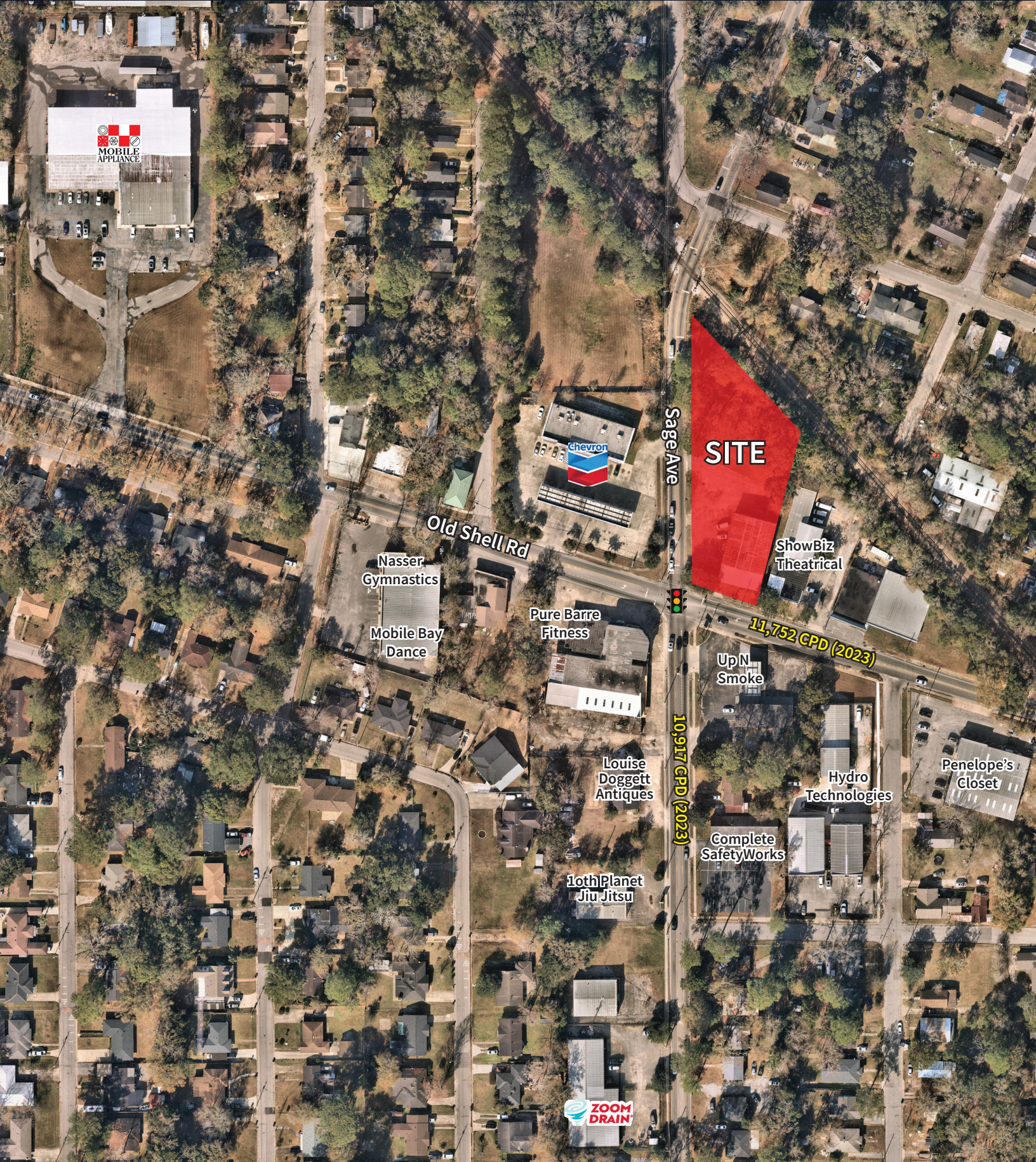
149,999 Estimated Population 198,523 Daytime Population \$44,611 Median Household Income 37.1 Median Age

Lynda Terreson
 1 251 301 7251
lynda.terreson@jll.com

Buff Teague
 1 251 341 1600
buff.teague@jll.com

jll.com

Jones Lang LaSalle Americas, Inc. License# CO508577000
 11.6.24




MOBILE APPLIANCE


chevron

**Nasser
Gymnastics**

**Mobile Bay
Dance**

**Pure Barre
Fitness**

**Louise
Doggett
Antiques**

**10th Planet
Jiu Jitsu**

SITE

**ShowBiz
Theatrical**

**Up N
Smoke**

**Hydro
Technologies**

**Complete
SafetyWorks**

**Penelope's
Closet**

Sage Ave

Old Shell Rd

11,752 CPD (2023)

10,917 CPD (2023)


**ZOOM
DRAIN**