

FOR LEASE

4,100 SF FOOD/BEVERAGE SPACE

200 Dauphin Street | Mobile



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FOR LEASE

200 Dauphin St. | Downtown Mobile



PROPERTY SIZE

4,100± SF food and beverage service facility
4,100± SF basement available



ZONING

Zoned T5.2 - Mixed Use



PRIME LOCATION

Located on Dauphin Street directly on newly renovated Bienville Square



FOOD & BEVERAGE

Space has a full commercial kitchen, ADA-compliant restrooms, extended bar and ample dining room.



VISIBILITY

Excellent visibility & walkability to over 600 businesses with more than 7,700 employees



LEASE RATE

\$32.00/SF NNN

Fixtures, furniture & equipment are negotiable.

Conveniently Located

Located in the heart of Downtown Mobile with easy access to I-10, I-165, Dauphin St. & Government Blvd.



Mardi Gras Parade Route

Located directly on the Mardi Gras parade route.





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ATTRACTIONS WITHIN WALKING DISTANCE



Two Carnival cruise ships, the Valor and Spirit, sail from the Port of Mobile offering several cruise options including 6-day, 7-day and 14-day trips. In 2025, Carnival reported 140,000 passengers sailed from Mobile.



Amtrak returned to Mobile with the Mardi Gras Service, which offers round trips from Mobile, AL to New Orleans, LA with stops in Pascagoula, Gulfport, Biloxi and Bay St. Louis, MS. In the first 5 months of operation, Amtrak reported over 70,000 passengers.



This is a 317,000 SF facility with hundreds of events a year including conferences, Mardi Gras events, seminars and more.



Currently under construction, the Mobile Arena is replacing the Mobile Civic Center and will be able to host events with 10,000 spectators including Mardi Gras balls, concerts and sporting events.



Currently under construction, River Walk Plaza will include luxury hotel and condos, Class A office space, and multiple food and beverage, retail and entertainment options.



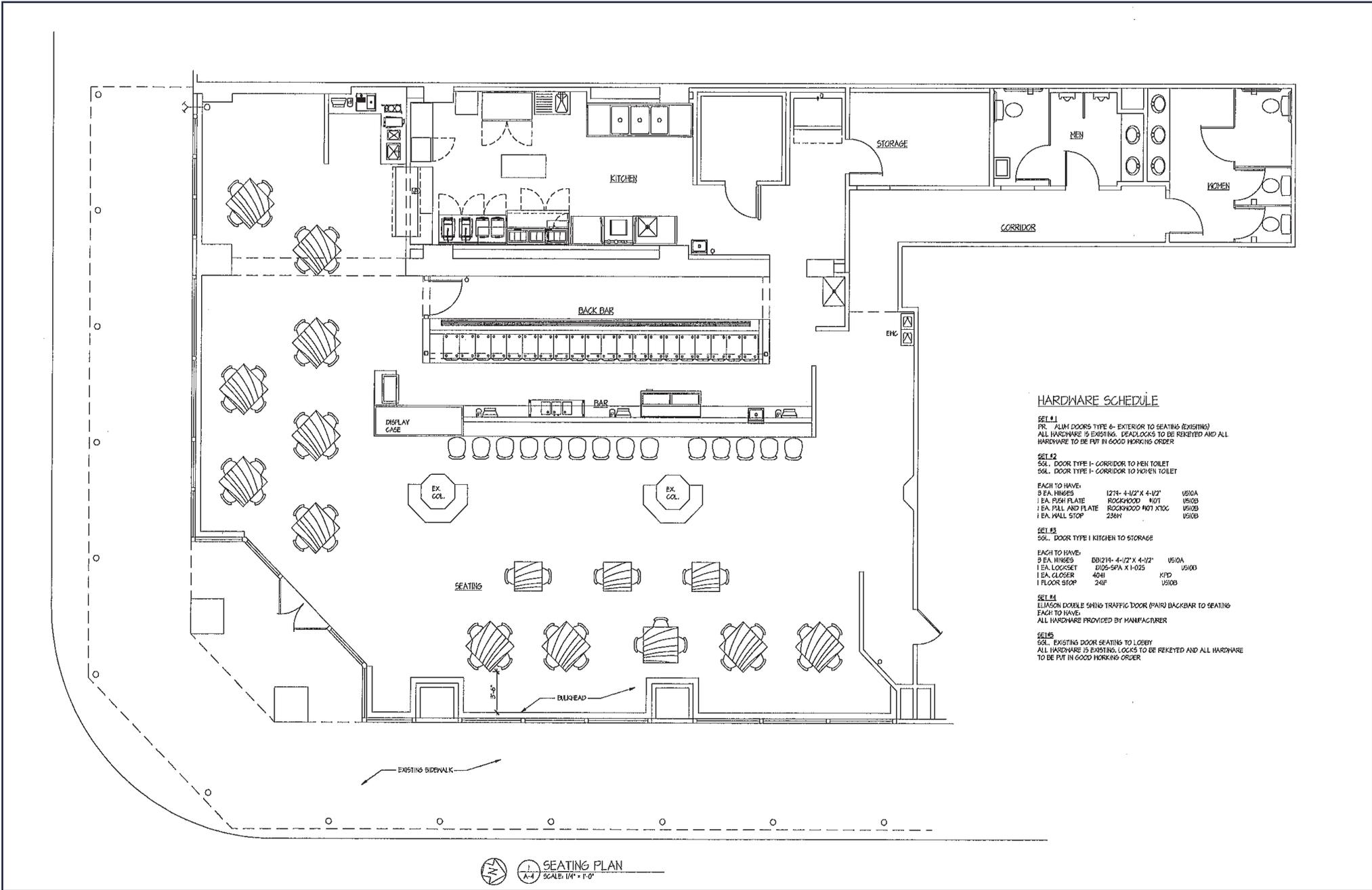
The Saenger Theater has over 100 events a year and hosts more than 70,000 guests annually.



SURROUNDING DEMOGRAPHICS

2026 (WALK TIME)	5 MIN	10 MIN	15 MIN
# OF EMPLOYEES	7,785	11,117	13,678
# OF BUSINESSES	614	862	1,033
DAYTIME POP	12,264	14,882	17,791

Source: ESRI, 2026



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