

MEDICAL OFFICE SPACE IN MIDTOWN

3280 Dauphin Street | at I-65 in Midtown | Mobile, Alabama 36606



- Medical office space is $\pm 3,160$ SF
- Building size is $\pm 15,000$ SF
- For Lease: \$27.08 PSF + NNN
- Ideal location on Dauphin Street, at I-65
- Traffic counts are 31,604 VPD on Dauphin Street and 99,637 VPD on I-10 as of 2023

Medical office space for lease in the CNI center at 3280 Dauphin Street, at I-65 in Midtown Mobile, Alabama. Extraordinarily convenient location for physicians or other professional office users. Interior space was remodeled in 2022, and boasts upscale interiors. Tenant can share lobby/reception with CNI, or create a new lobby/reception of their own.

**VALLAS
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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.

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SUMMARY INFORMATION

Address: 3280 Dauphin Street
 Mobile, AL 36608

Building Size: ±17,000 SF

Available Suite: ±3,061 SF

Office Layout: 12 exam rooms / private physician offices, and large open work areas that can be opened up to create new reception area if desired

Lease Rate: \$27.08 PSF + NNN

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 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 Infirmary 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.

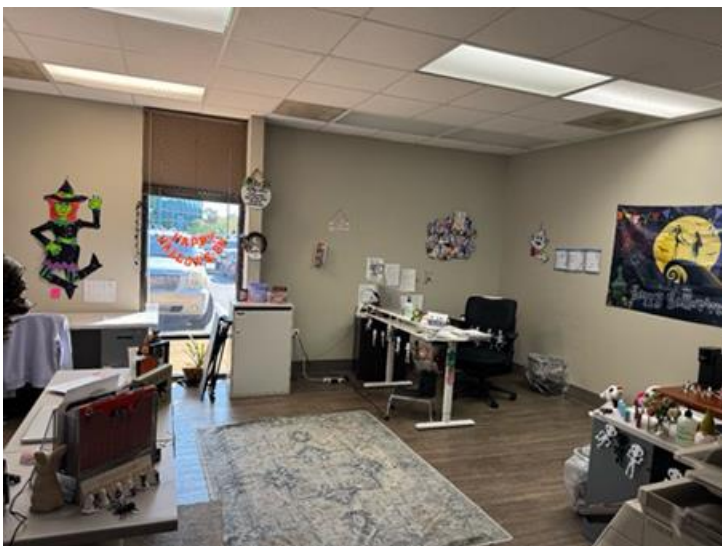
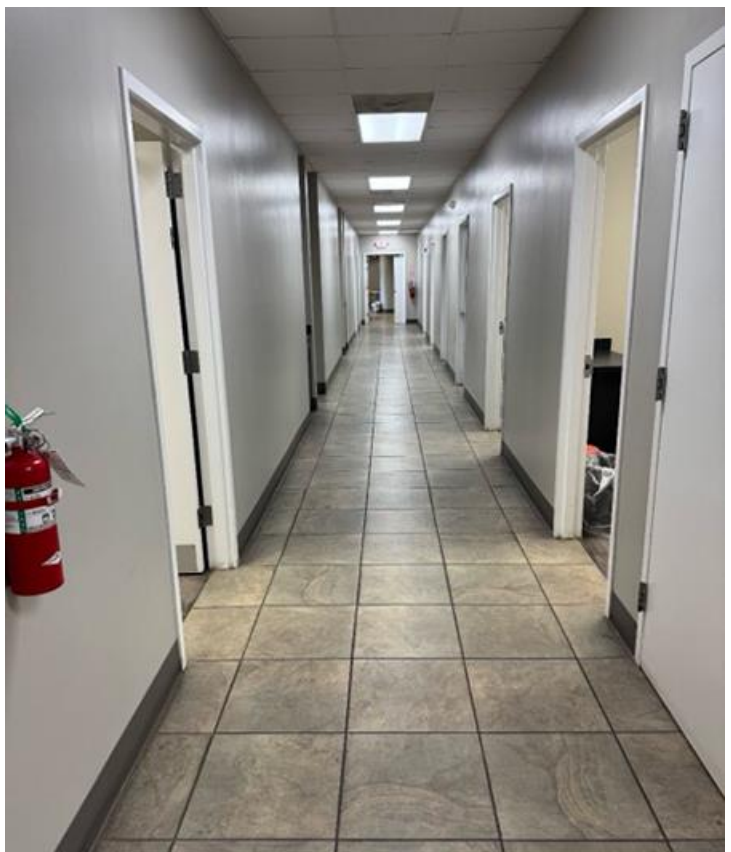
The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers.

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Additional Photos

MEDICAL OFFICE FOR LEASE | 3280 DAUPHIN STREET | MOBILE, AL 36606



Additional Drone Photos

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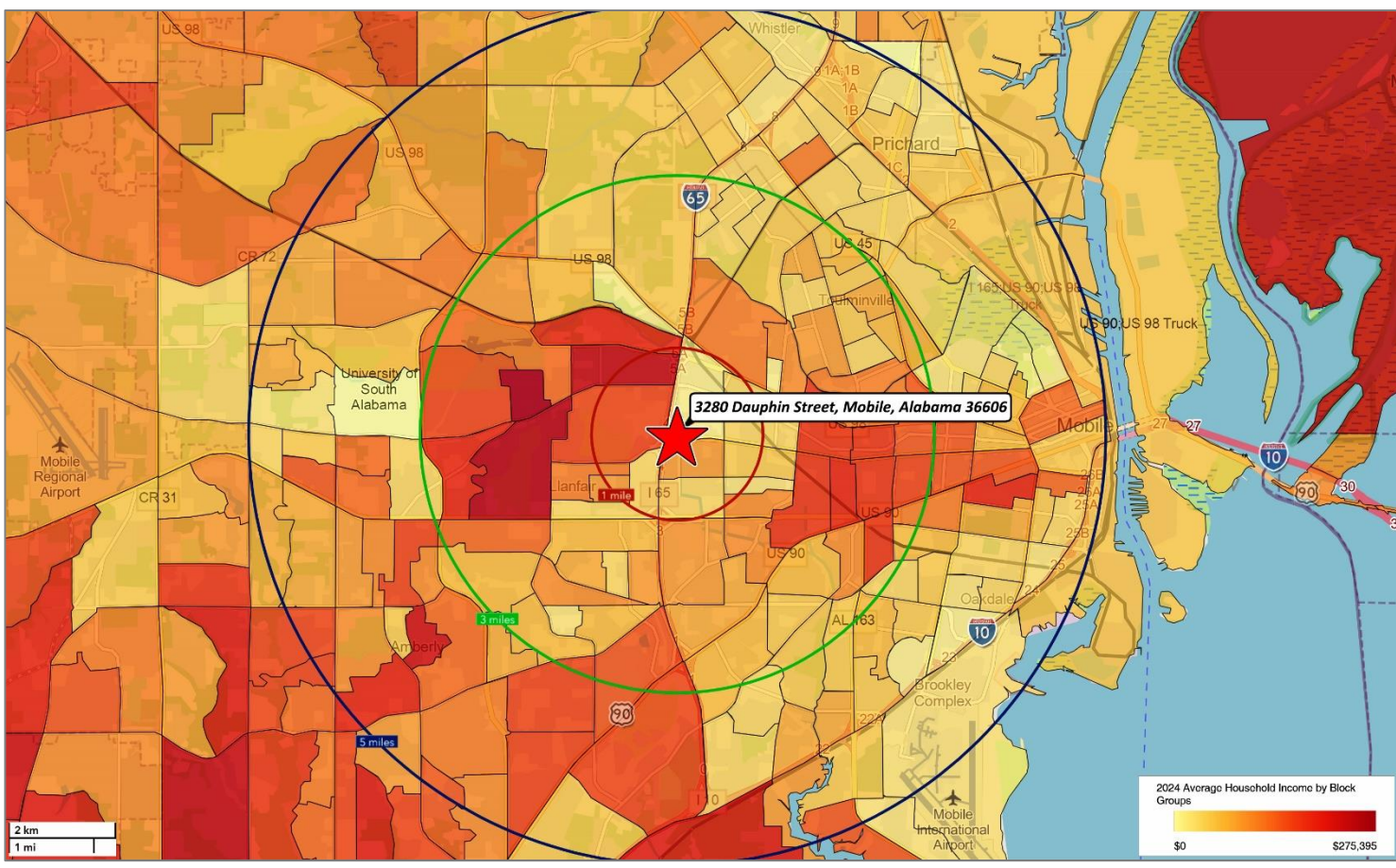
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Average Household Income Heat Map, Location Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	7,283	67,660	161,935
Median Age	31.9	36.5	37.2
Largest Median Age Group	25-34	25-34	25-34
Daytime Population	18,724	97,417	204,368

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,017	29,438	69,124
Average Household Size	2.17	2.24	2.25
Average Household Income	\$77,136	\$81,728	\$73,902

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	37.2%	43.4%	43.8%
Renter Occupied Houses	51.0%	44.6%	42.2%
Median House Value	\$354,898	\$291,189	\$246,111



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