

SUMMARY

FLOOR PLANS

PHOTOS

AREA INFO

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located in the heart of historic Mobile on bustling Dauphin St, this building is perfectly placed in the middle of all the action! Between conventions, the daytime population of the Central Business District, concertgoers attending shows at the Saenger and Soul Kitchen next door, as well as local events such as the monthly LoDa ArtWalk and Mobile's famous annual Mardi Gras celebrations, the foot traffic passing this site is outstanding. Inside the LoDa Entertainment District, this site is easily walkable to Bienville Square, Cathedral Square, Mardi Gras Park, Government Plaza, the St. Louis Street technology corridor, and much more. The street front retail, restaurant, and office opportunities are endless here at the intersection of Dauphin and Joachim in beautiful Downtown Mobile.

Available for lease is Suite 221-A - which is comprised of 5,316± SF of open plan space perfect for restaurant, retail, or office. The lower floor street front facade features storefront glass, and the historic interior boasts high ceilings, exposed brick throughout, fully sprinklered, a spacious upstairs space with a brand-new balcony overlooking Dauphin Street. This location is perfect for businesses looking for easy walkability within the downtown business district and entertainment district.

Currently raw space, Landlord will deliver in Vanilla Shell condition.

AVAILABLE

- Unit 221-A: 5,316 ± SF | \$20 - \$22 PSF + \$1.60 PSF NNNs

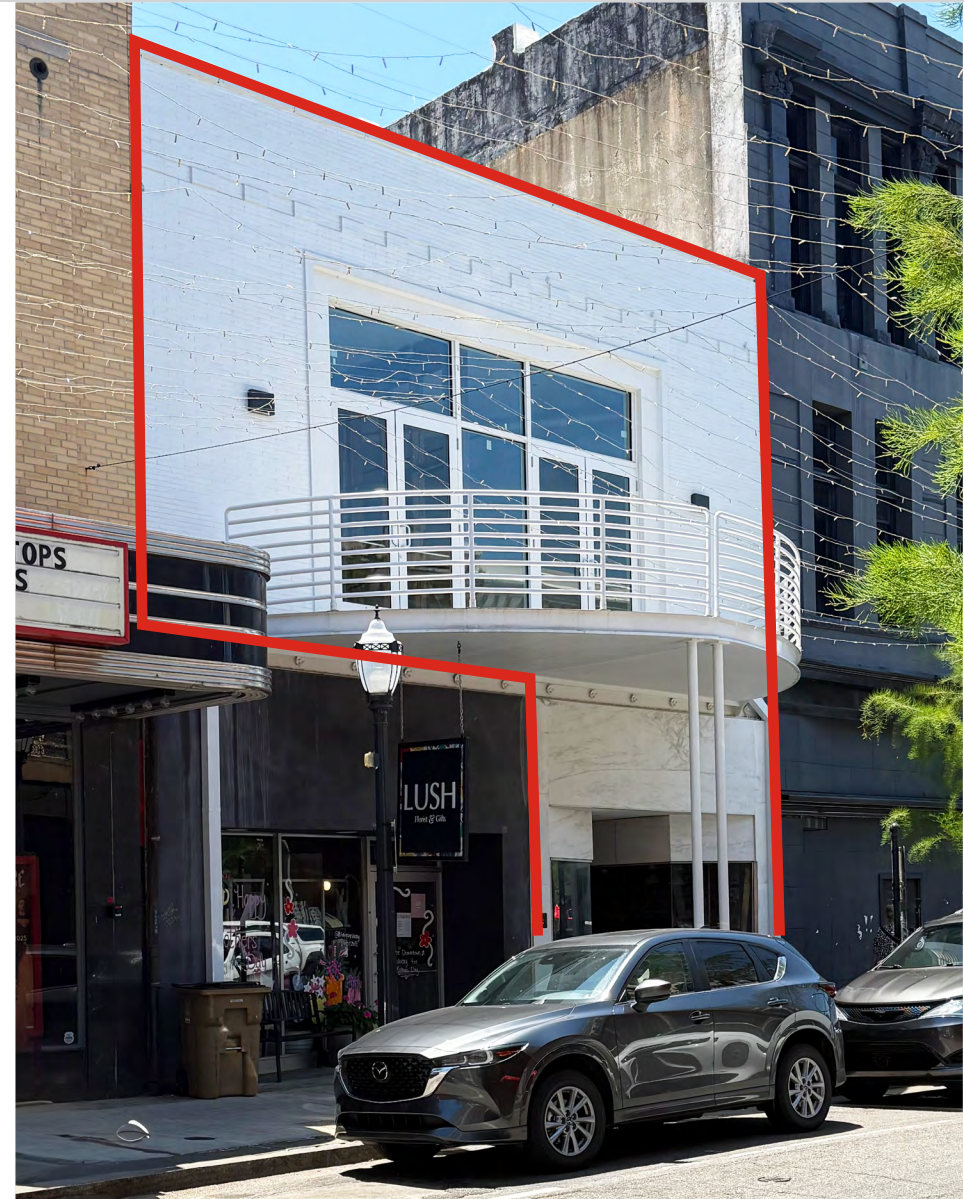
ZONING

T5.2 - Mixed Use of Medium Intensity

NEARBY LANDMARKS

- The Saenger Theatre
- Bienville Square
- Cathedral Square
- Alabama Contemporary Arts Center
- Barton Academy for Advanced World Studies
- Mardi Gras Park

NEARBY RETAILERS



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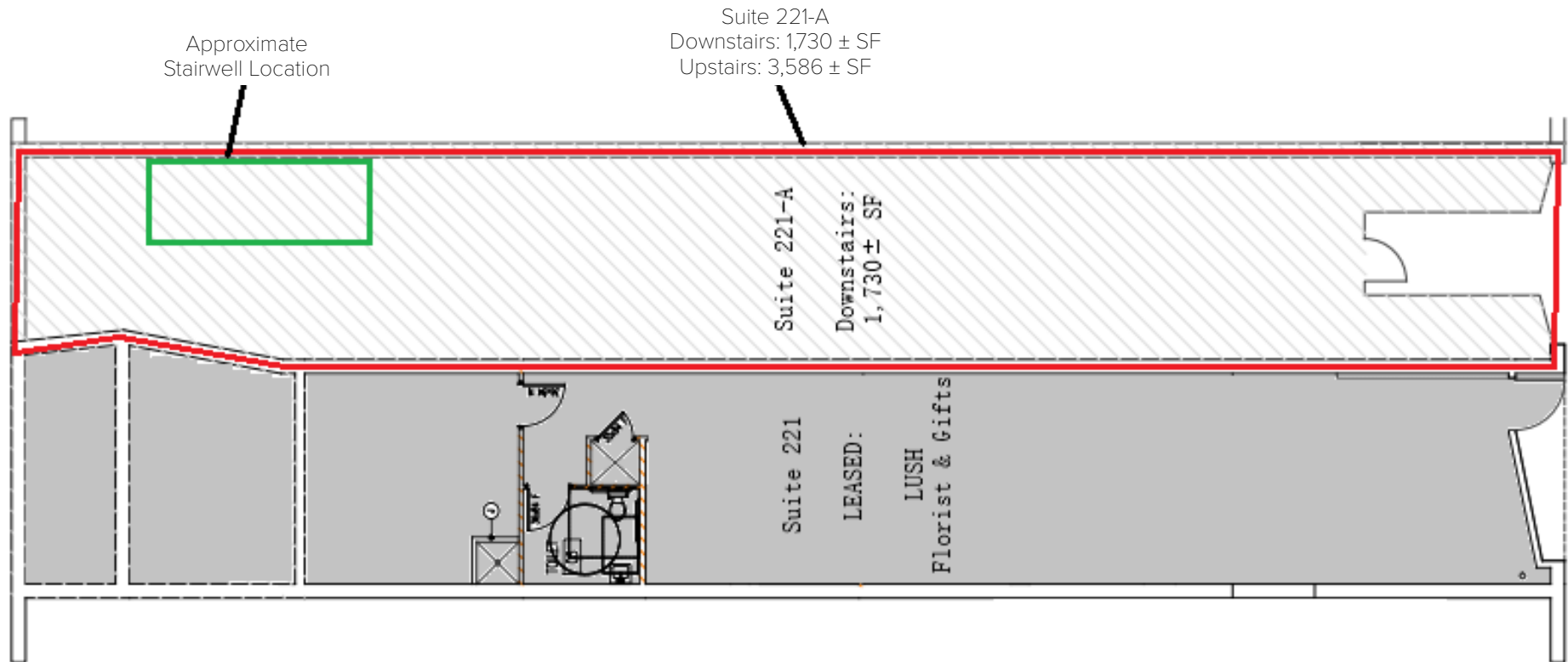
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Click image for larger view.



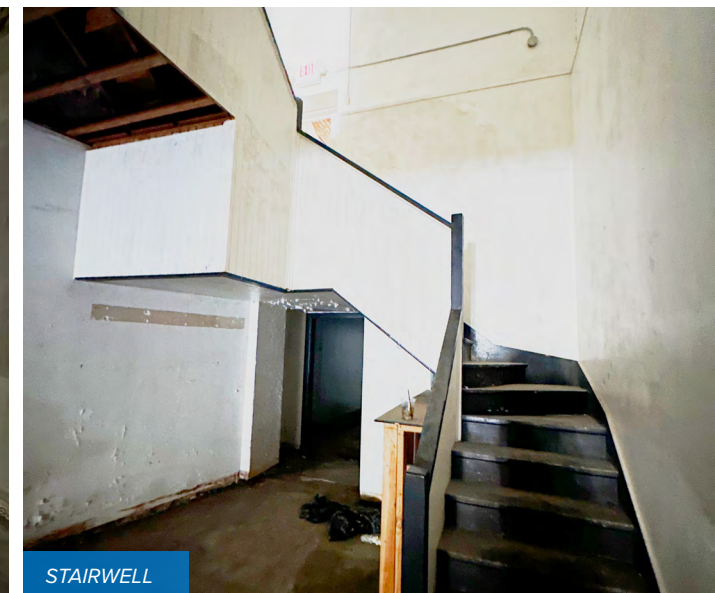
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SUITE 221-A DOWNSTAIRS

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STAIRWELL

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DOWNTOWN MOBILE is defined by the Mobile Central Business District, which spans 0.917 square miles and has a population density of 2,235 people per square mile..

Tourism

Mobile's Tourism and Convention Industry generates a \$1.8 billion infusion into the local economy, with money spent on restaurants, hotels, attractions, shops, and gas stations. The 2023 Alabama Annual Tourism Report revealed a 2.96% increase over 2022.

- Mobile ranks #4 among the most visited counties in Alabama in 2023, with approximately 3.3 million visitors.
- Mobile was recognized in Condé Nast Traveler's 2024 Readers' Choice Awards as one of the top cities to visit.
- In 2021, Mobile was voted the #1 U.S. city worth exploring by Business Travel Magazine.

Downtown Commercial

- 1,367 Hotel Rooms
- 5.6 Million SF Office Space
- 1,145 Restaurant and Retail Venues

Downtown Residential

- 1,120 Apartments
- \$63,500 Average Income

Notable Numbers

- Renaissance Mobile Riverview Plaza Hotel receives 416.4K visits annually.
- The Battle House Renaissance Hotel & Spa - Marriott receives 382.6K visits annually.
- Ruby Slipper receives 200.9K visits annually.
- Hampton Inn & Suites receives 75.6K visits annually.
- Holiday Inn receives 83.5K visits annually.
- Candlewood Suites is ranked #1 in the state for the chain at 43.1K visits annually.

Sources: Alabama Tourism Industry Economic Impact Report 2023, Visit Mobile, Business Travel Magazine 2021, Placer.ai (May 2024 - May 2025).



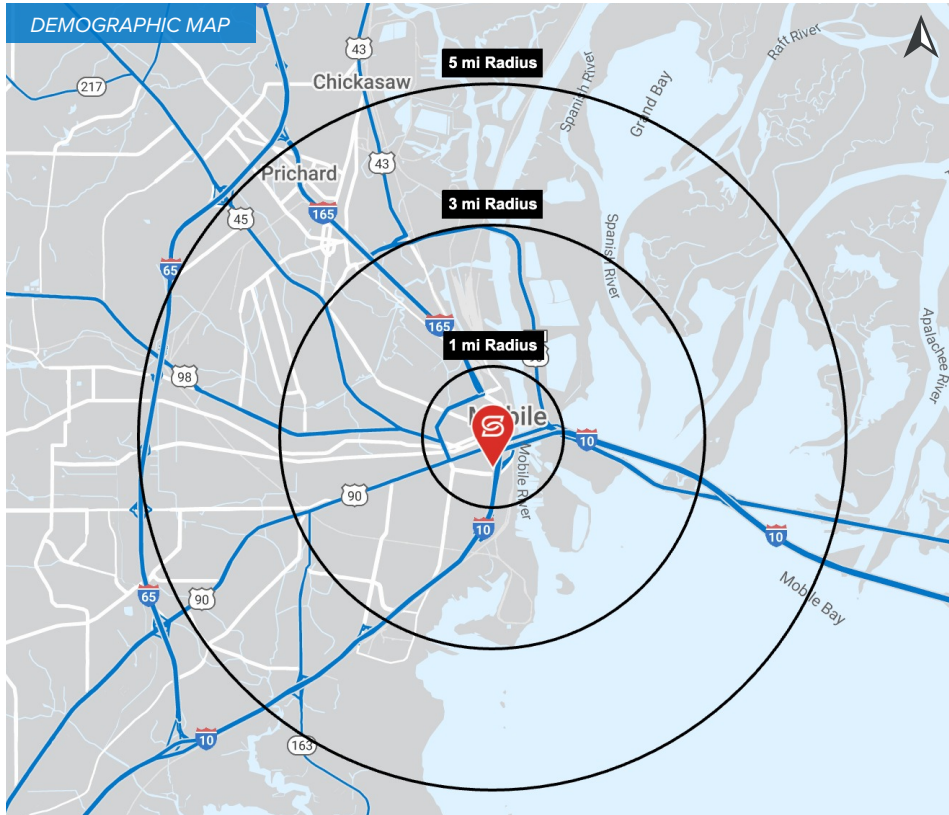
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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



6,334

33,686

76,762

1 MILE

3 MILE

5 MILE



18,968

32,085

65,455

1 MILE

3 MILE

5 MILE



22,630

46,786

92,565