

RETAIL SPACES AVAILABLE IN MIDTOWN

The Lofts at Midtown | 1812 Old Shell Road | Mobile, Alabama 36607



- Spaces available facing Old Shell Road
- Other tenants include Big Bad Breakfast and The Blind Butcher
- Newer construction (2021) in Midtown
- For Lease: \$20.00 PSF + NNN
- Suite B has a modern, open-air feel, with separate lobby & studio areas
- Located in Midtown Mobile near major activity drivers such as Mobile Infirmery and McGill-Toolen High School

Two suites available for lease facing Old Shell Road at The Lofts at Midtown in Mobile, Alabama. Suite B is a former yoga studio, with existing buildout that includes separate lobby & studio areas, separate men's and women's bathrooms, a modern feel. Suite C is built out as a clothing store, and could support a number of other uses

Located in a great part of Midtown, the space shares co-tenancy with Big Bad Breakfast and The Blind Butcher and is in close proximity to a number of major area activity drivers such as Mobile Infirmery, McGill-Toolen High School (960 students), and The Dew Drop Inn.



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SUMMARY INFORMATION

Available Spaces:

Suite B:	±1,556 SF
Suite C:	±1,556 SF

Building Size: ±11,775 SF

Lot Size: ±51,846 SF / ±1.19 AC

Year Built: 2021

Parking Spaces: 95 Spaces

Lease Rate: \$20.00 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 county 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.

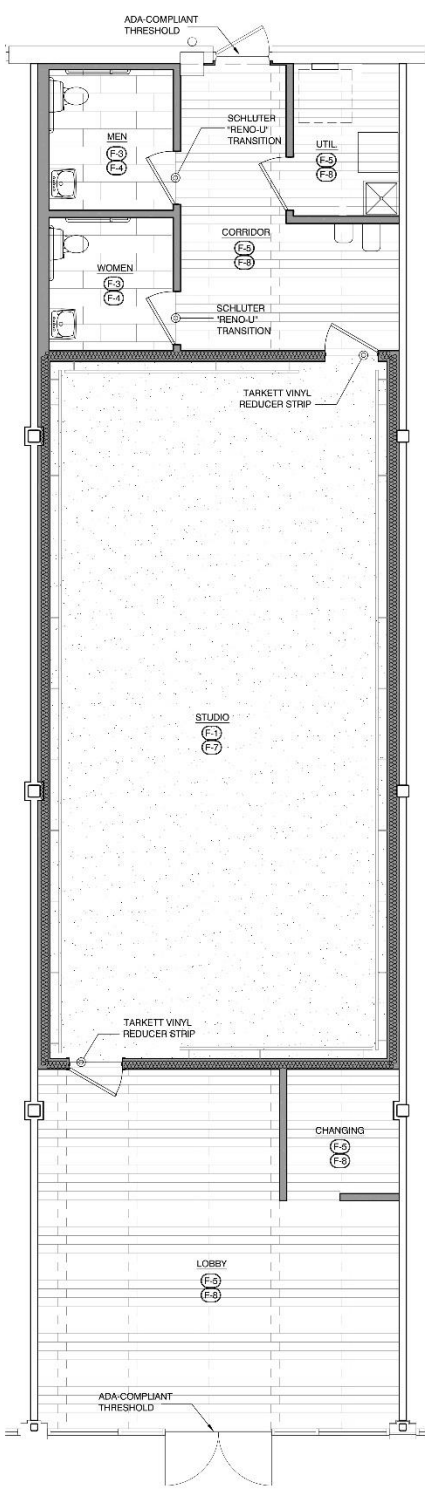
Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest 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.

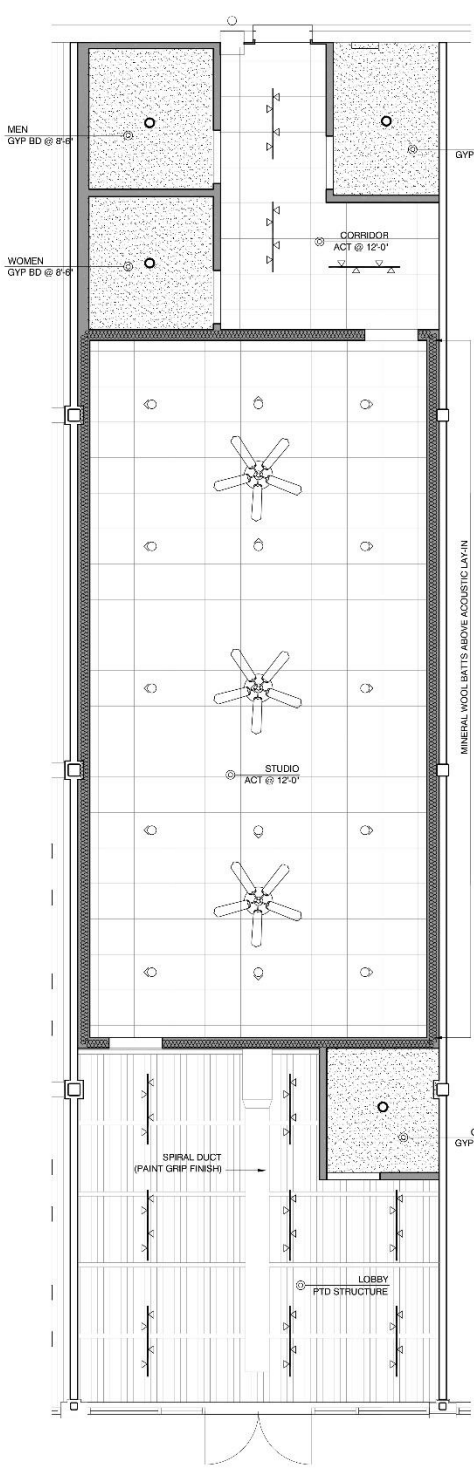


Suite B Floor Plans

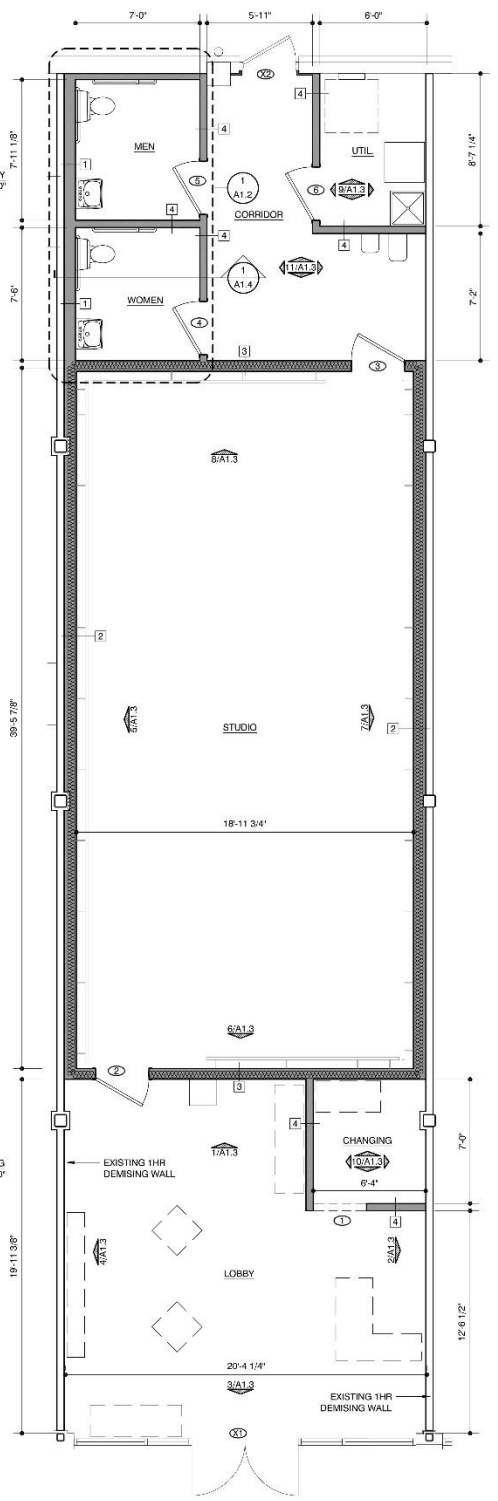
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3 FINISH PLAN
1/4"=1'-0"



2 REF. CEILING PLAN
1/4"=1'-0"



1 NEW WORK PLAN
1/4"=1'-0"

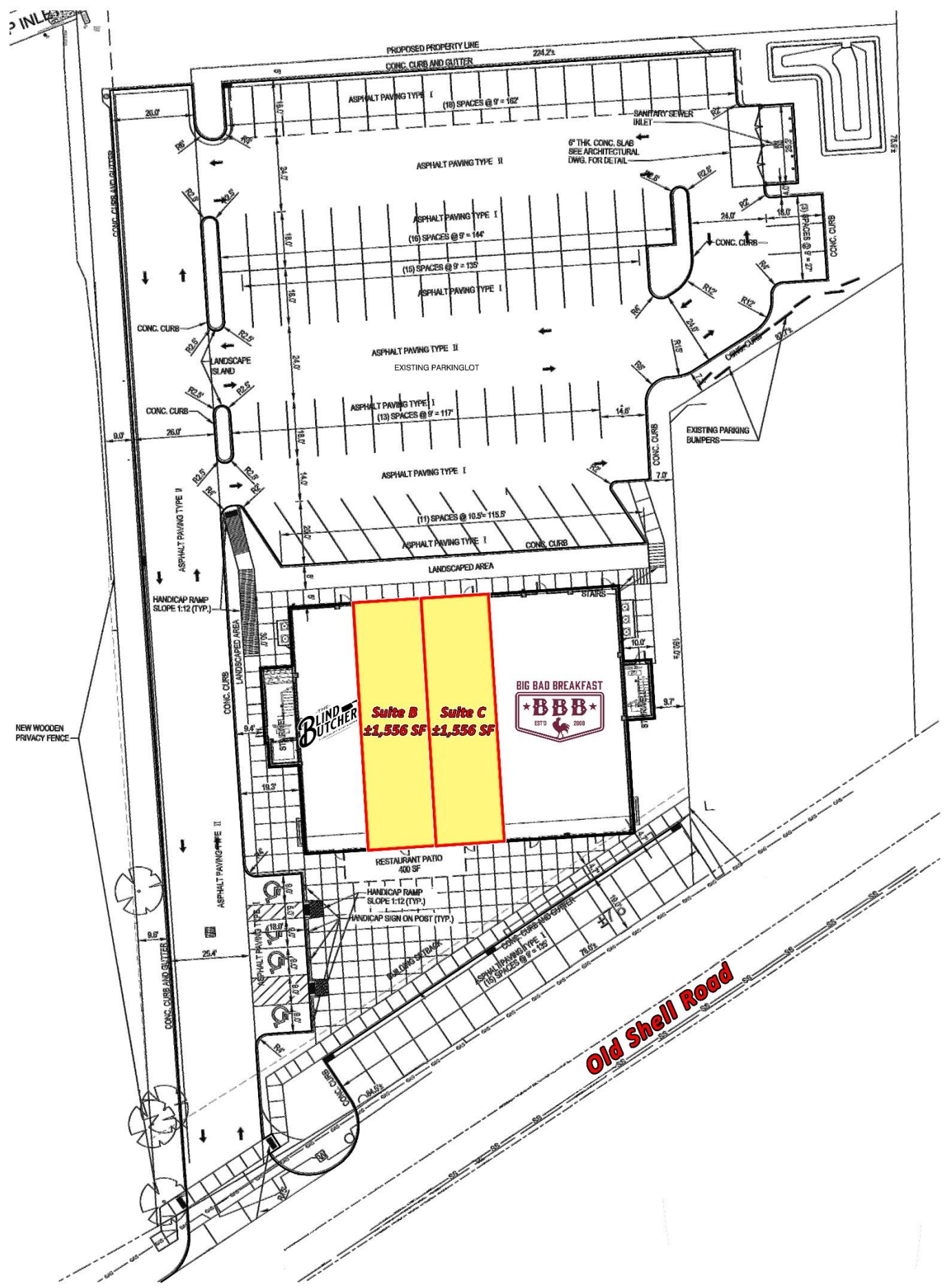
Suite C Interior Photos



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Building Site Plan

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There are over 115,000 people living in Midtown within 5 miles of the site and nearly 65,000 in 3 miles. Diverse demographics, a broad mix of housing types, numerous rental dwellings with large households, strong churches, prominent schools - both public and private - and heavy density are commonplace. Midtown is the favorite living area for young professionals with a great deal of gentrification apparent in many Midtown neighborhoods, evident in the two new apartment complexes by a renown apartment developer, which are redevelopments of historic former Midtown school buildings.

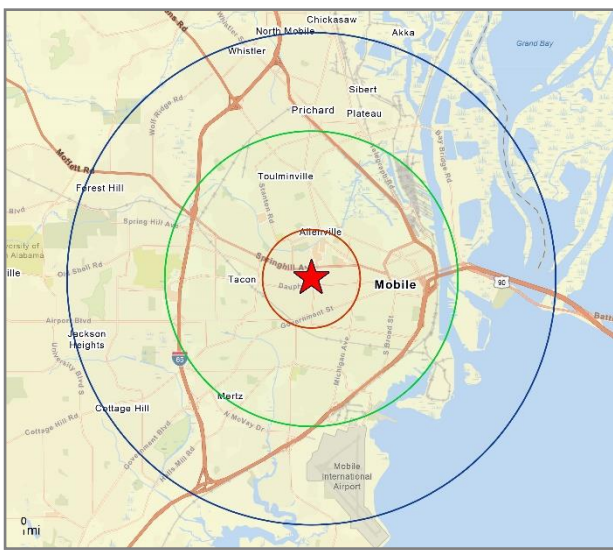
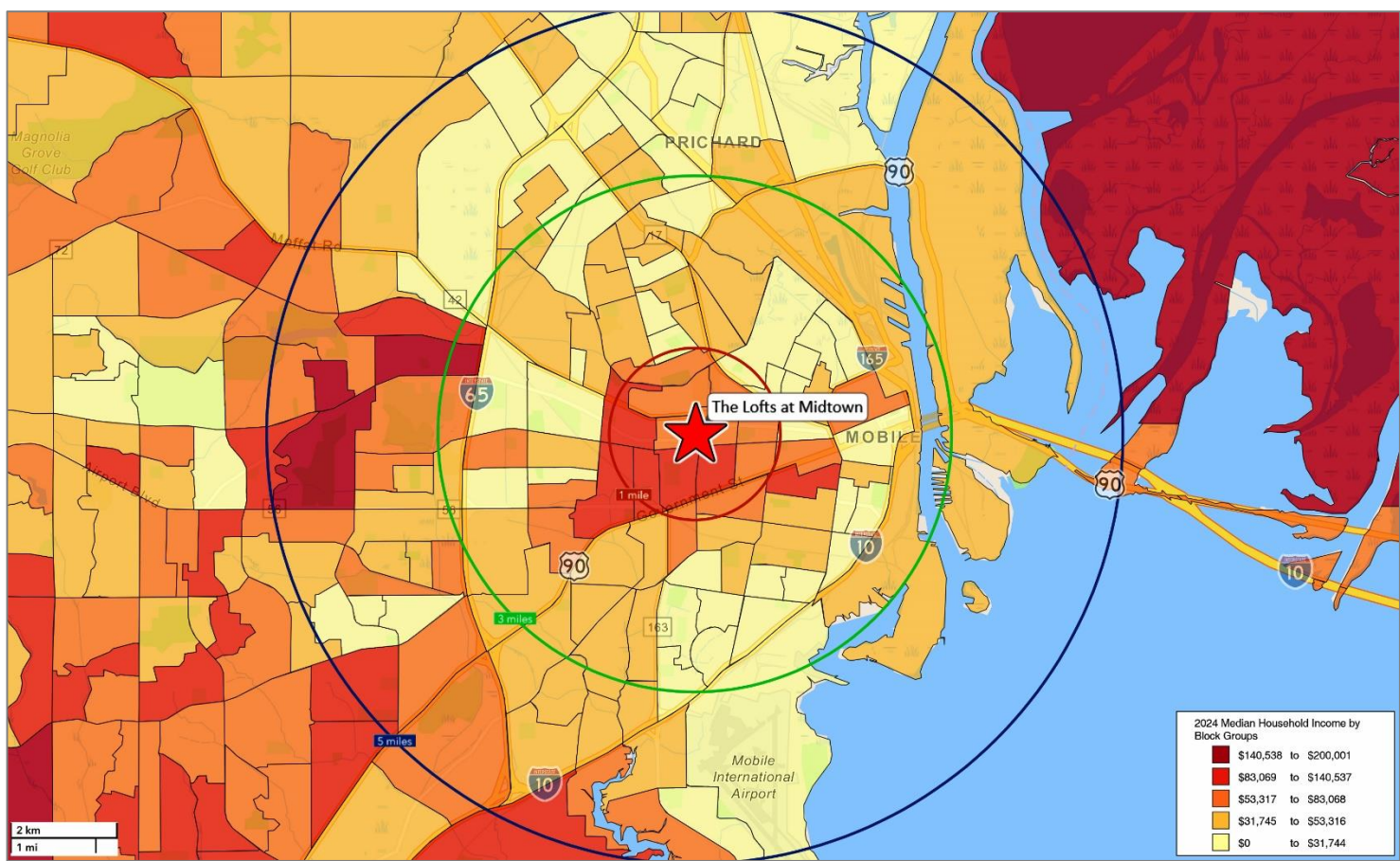
This prime location is within three miles of three major hospitals, lending to great daytime populations and a high-income workforce. Mobile Infirmary employs 2,500 people with 650 physicians on its main campus, and nearly 7,000 are employed by Infirmary Health; USA Medical Center has over 1,400 employees, and Springhill Medical Center employs 1,000 people with 500 physicians on staff, with hundreds of other offices on the campus specializing in 50 different fields.

The clustering of locally revered landmark Mobile specialty retailers and food establishments such as Ashland Gallery, Cammie's Old Dutch, Dew Drop Inn, and Butch Cassidy's among others, form the "Midtown Mile" along Old Shell Road in front of the site. Multi-million-dollar mansions appear on one street, with a street full of cottages one block over, next to apartments, next to offices, next to an art gallery, next to a restaurant, etc., making for a unique land use pattern that tells of Midtown's culture.



2024 Median Household Income Heat Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,435	63,134	113,094
Median Age	39.7	39.4	37.9
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	15,164	103,935	166,954

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,847	27,504	48,325
Average Household Size	2.04	2.19	2.26
Median Household Income	\$85,270	\$41,190	\$42,031

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	48.8%	39.2%	40.7%
Renter Occupied Houses	36.1%	41.2%	42.9%
Median House Value	\$321,070	\$228,510	\$245,225



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