

OFFICE SPACE FOR LEASE IN MIDTOWN

3202 Old Shell Road | Just East of I-65 | Mobile, Alabama 36607



- Approximately 2,450 square feet
- Four private offices, conference room, breakroom, reception area, and bullpen
- Customer parking in front, employee parking in side and rear lots
- Ideal location on Old Shell Road, just east of I-65 & across from Phillips Prep School
- Located in the heart of Midtown, in a newly revitalized neighborhood in Mobile
- Available for lease - \$3,000 per month

Office space available for lease on Old Shell Road in Mobile, Alabama, just East of I-65. Located at 3202 Old Shell Road in Mobile, Alabama, across from Phillips Preparatory High School. Property boasts an ideal office location in a revitalized neighborhood in Mobile.



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.



SUMMARY INFORMATION

Available Space:	±2,450 SF
Property Size:	±0.45 AC
Parking Spaces:	5 in front of building Employee parking in rear, w/alley access
Zoning:	B-3, Community
Office Layout:	6 private offices, one conference room, three restrooms, breakroom, reception area, and a large bullpen/work area
Lease Rate:	\$3,000 per month

MOBILE MARKET OVERVIEW

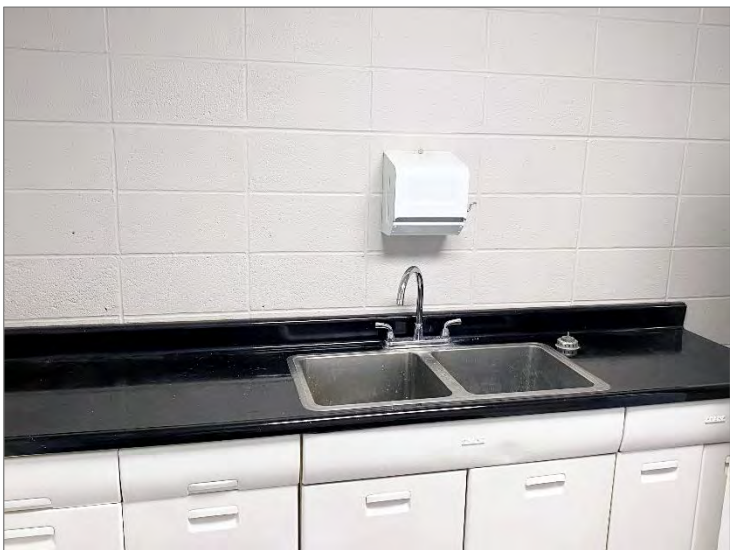
Mobile is a major port and shipbuilding and commercial center at the head of Mobile Bay on the Gulf Coast.

The city benefits from some tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

The aerospace business continues to expand in Mobile with Airbus' expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

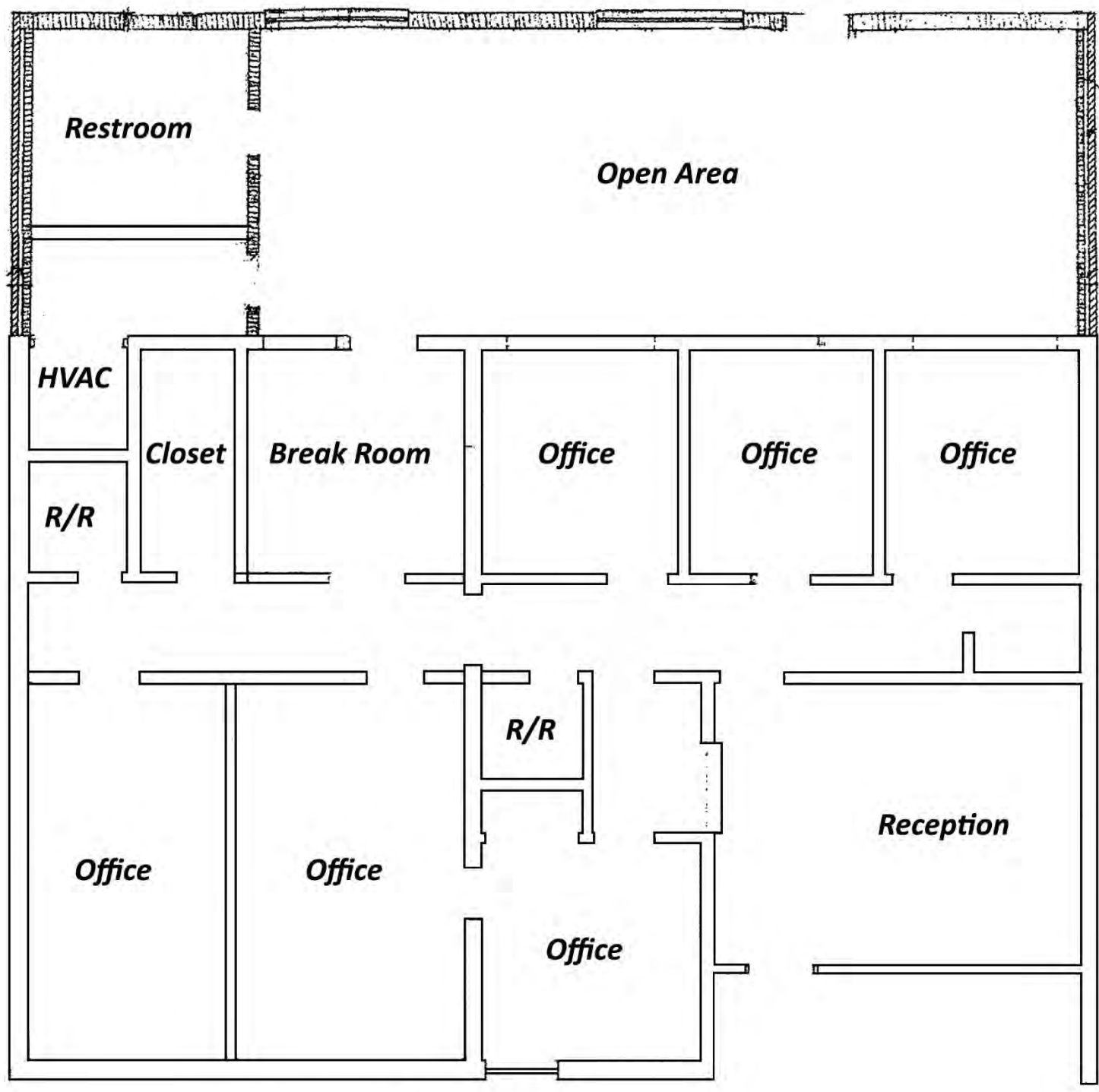
Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018. Walmart officially opened its \$135 million distribution center in Mobile County in the spring 2018, which encompasses 2.6 million square feet.

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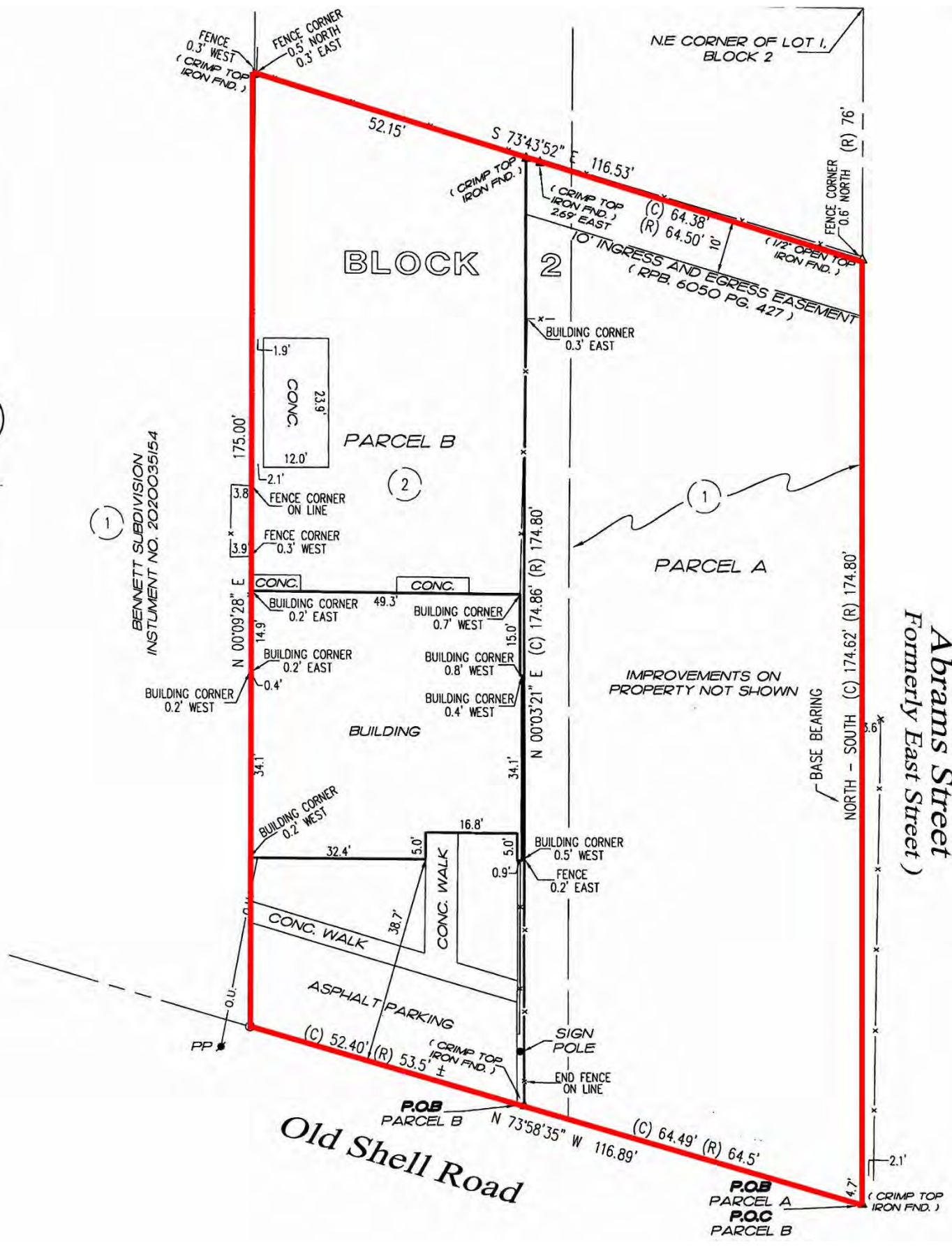
Rear Parking Area
Alley Access from Abrams Street



Front Parking Area

Old Shell Road

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BENNETT SUBDIVISION
INSTRUMENT NO. 2020035154

N.E. CORNER OF LOT 1,
BLOCK 2

BLOCK 2

PARCEL B

PARCEL A

Abrams Street
Formerly East Street

IMPROVEMENTS ON
PROPERTY NOT SHOWN

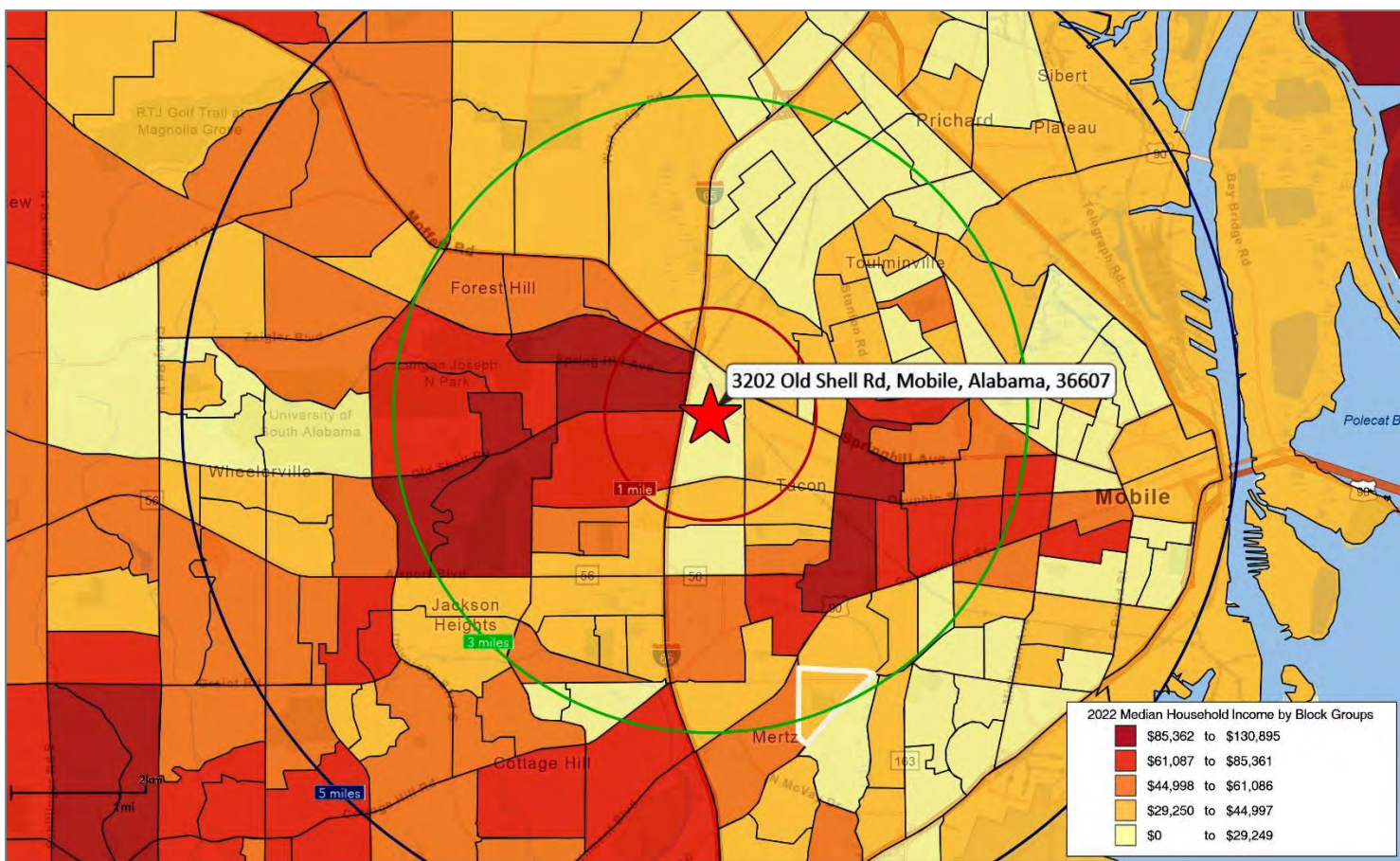
Old Shell Road

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Average Household Income Heat Map, Location Map and Demographics

3202 OLD SHELL ROAD | OFFICE SPACE FOR LEASE | MOBILE, ALABAMA



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	7,214	65,347	158,115
Median Age	38.8	37.8	37.1
Largest Median Age Group	65-74	25-34	25-34
Daytime Population	14,433	91,065	201,187
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,796	27,652	65,312
Average Household Size	2.35	2.29	2.32
Average Household Income	\$69,675	\$69,311	\$63,984
Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	34.9%	43.5%	43.8%
Renter Occupied Houses	47.1%	43.1%	41.7%
Median House Value	\$188,202	\$155,763	\$150,577

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