



PROPERTY DESCRIPTION

Beautifully updated stand alone office building in Downtown Mobile. The building includes a reception area, 3 private offices, kitchen, and restroom downstairs and two offices and a restroom upstairs. The property has a gated driveway and a nice fenced and shaded parking area in the back.

OFFERING SUMMARY

Lease Rate:	\$3,300/monthly
Building Size:	2,200 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,054	9,334	16,563
Total Population	6,935	17,356	32,217
Average HH Income	\$47,253	\$44,714	\$48,420

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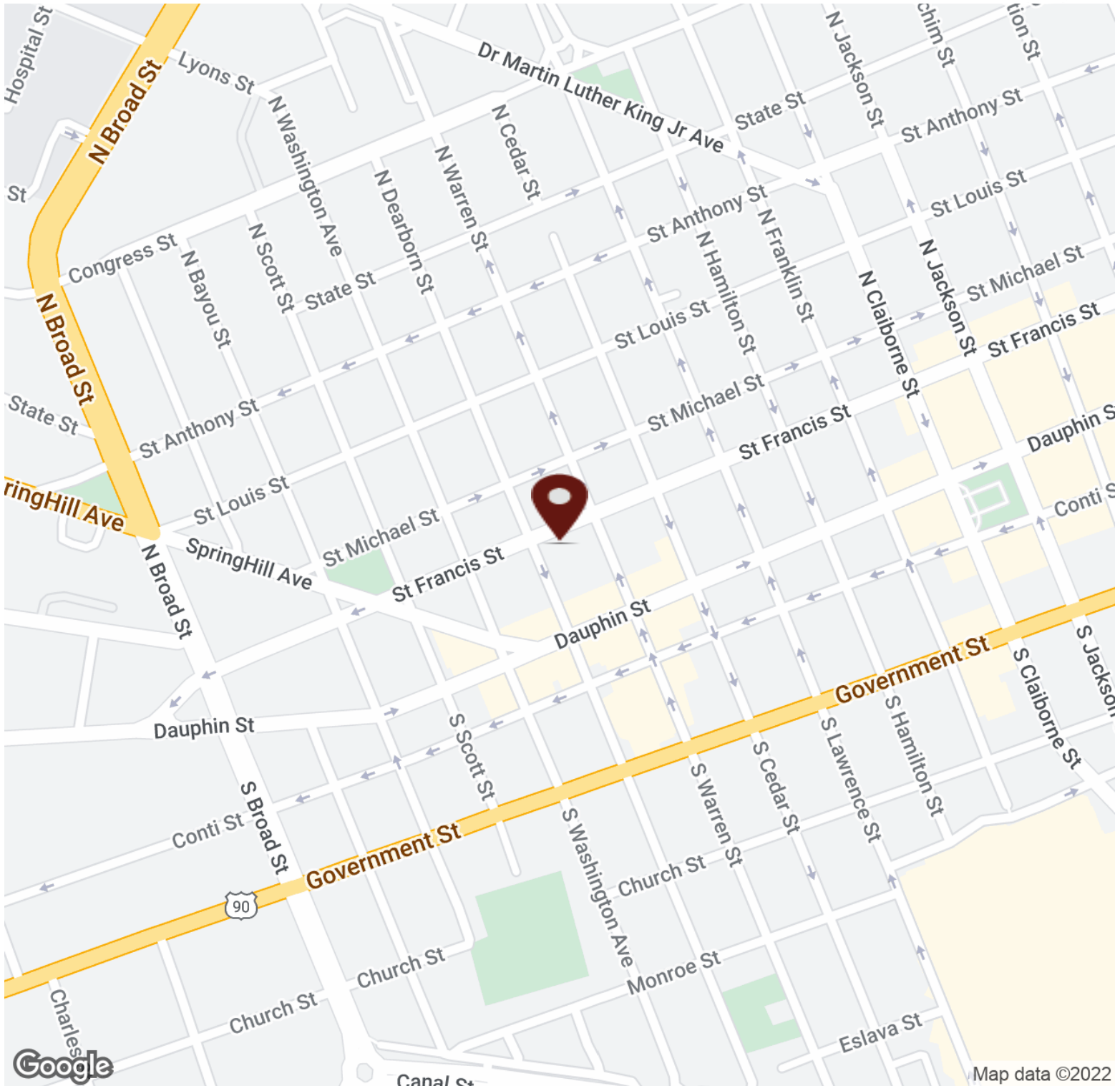
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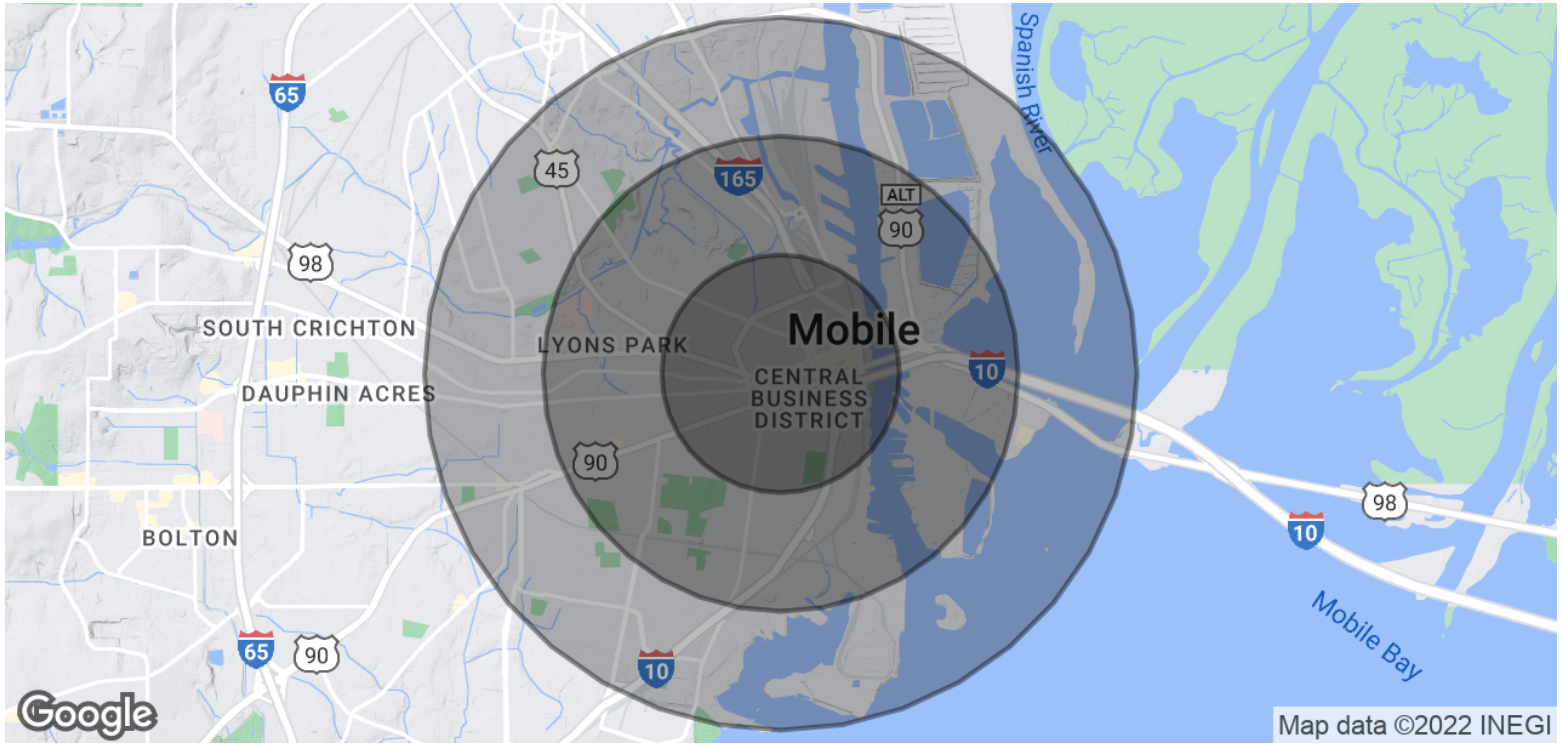
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,935	17,356	32,217
Average Age	43.6	41.0	39.9
Average Age (Male)	41.5	36.8	36.3
Average Age (Female)	45.7	43.9	43.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,054	9,334	16,563
# of Persons per HH	1.7	1.9	1.9
Average HH Income	\$47,253	\$44,714	\$48,420
Average House Value	\$212,000	\$201,943	\$189,183

* Demographic data derived from 2020 ACS - US Census

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