

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located at the busy, signalized intersection of Dauphin Island Parkway and Old Military Road, Fullbrook Center is minutes away from I-10, the east/west corridor for Mobile, and the bustling Brookley Aeroplex. This lively center features a prominent pylon sign, highly visible from Dauphin Island Pkwy, and established, long-running co-tenants such as The Mobile Public Library - Parkway Branch and Port City Cleaners.

APPROXIMATE GLA

- 59,532 ± SF

AVAILABLE

Suite G-1	Dry Warehouse Space	4,087 ± SF	\$5.00 - \$7.00 PSF + \$2.53 NNN
Suite H	Move-In Ready Space	2,400 ± SF	\$7.00 PSF + \$2.53 NNN
Suite J-2	Partially Built-Out Space	3,683 ± SF	\$7.00 - \$12.00 PSF + \$2.53 NNN

TENANTS

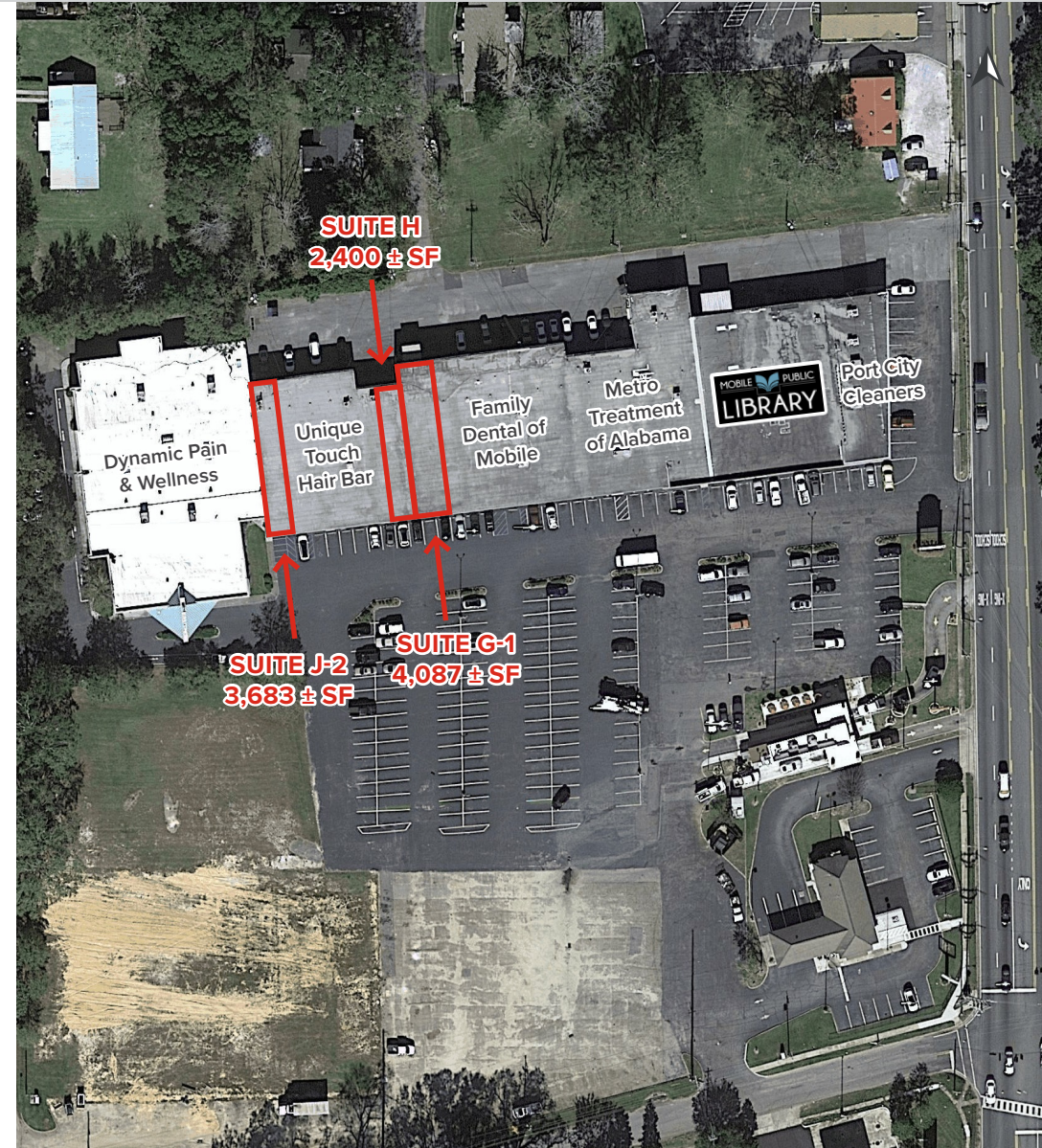
- The Mobile Public Library - Parkway Branch
- Port City Cleaners
- Metro Treatment of Alabama
- Family Dental of Mobile
- Unique Touch Hair Bar
- Candied Kreations

NEARBY BUSINESSES

- Brookley Aeroplex
- ACE Hardware
- Waffle House
- Mudbugs Seafood
- Checker's
- Regions Bank
- Dollar General

TRAFFIC COUNT (ADT 2021)

- On Dauphin Island Parkway, north of site: 27,557



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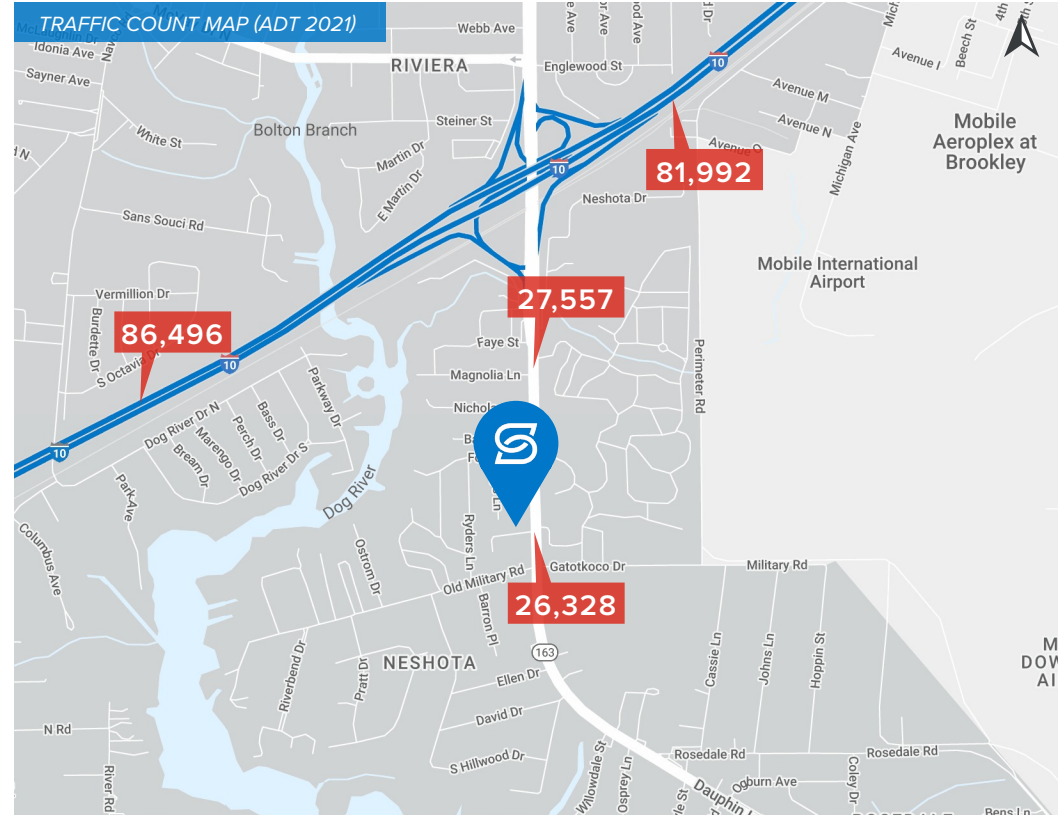
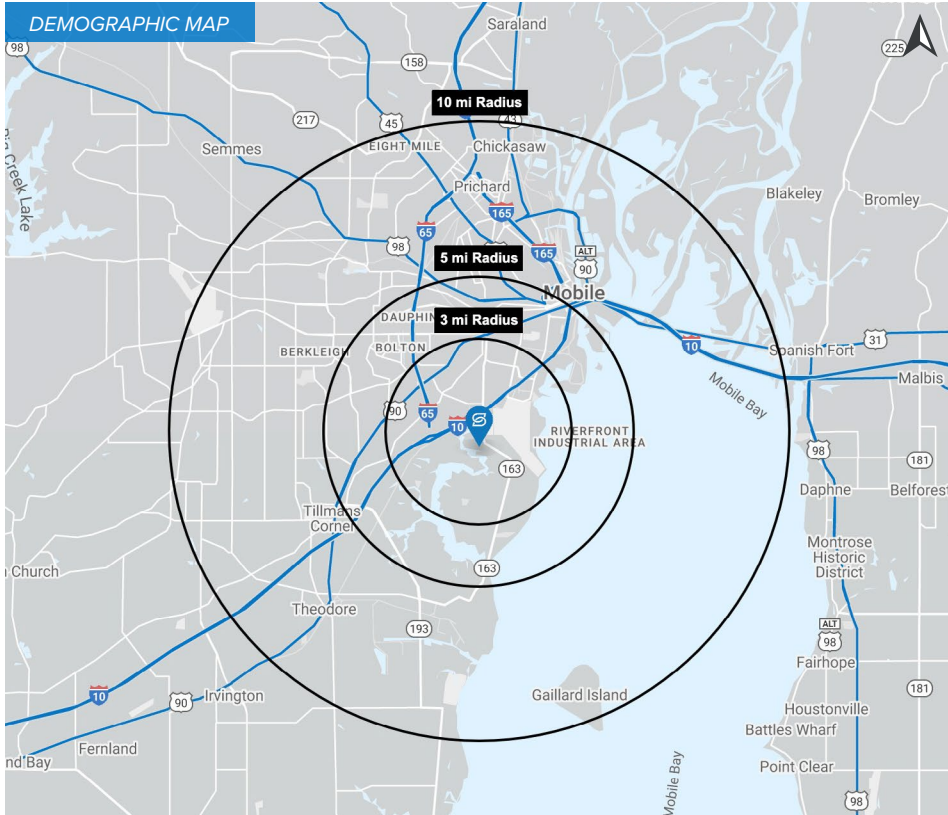


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2022 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



POPULATION

35,511

99,047

257,779

3 MILE

5 MILE

10 MILE



AVG. HH
INCOME

\$57,207

\$64,693

\$66,335

3 MILE

5 MILE

10 MILE



HOUSEHOLDS

13,650

41,483

105,357