

FOR LEASE
3,300± SF + PARKING
OFFICE/MEDICAL BLDG
Mobile, AL



Office/Medical Building

950 Dauphin St.
Mobile, AL 36604

Property Features:

AVAILABLE:	3,300 ± SF
TOTAL LOT:	1.13 ± Acres
FRONTAGE:	220 ± Ft, Total on Dauphin St.
ZONING:	B-1

NOTES:

- Former Health Care Services, Inc. building
- Great visibility on Dauphin St.
- Ample Parking: 44+ spaces
- Two entrances, one on Dauphin St., one on Le Baron St.
- Alarm system in place
- L-shape building; ideal for medical or multiple small office needs (See attached floor plan)

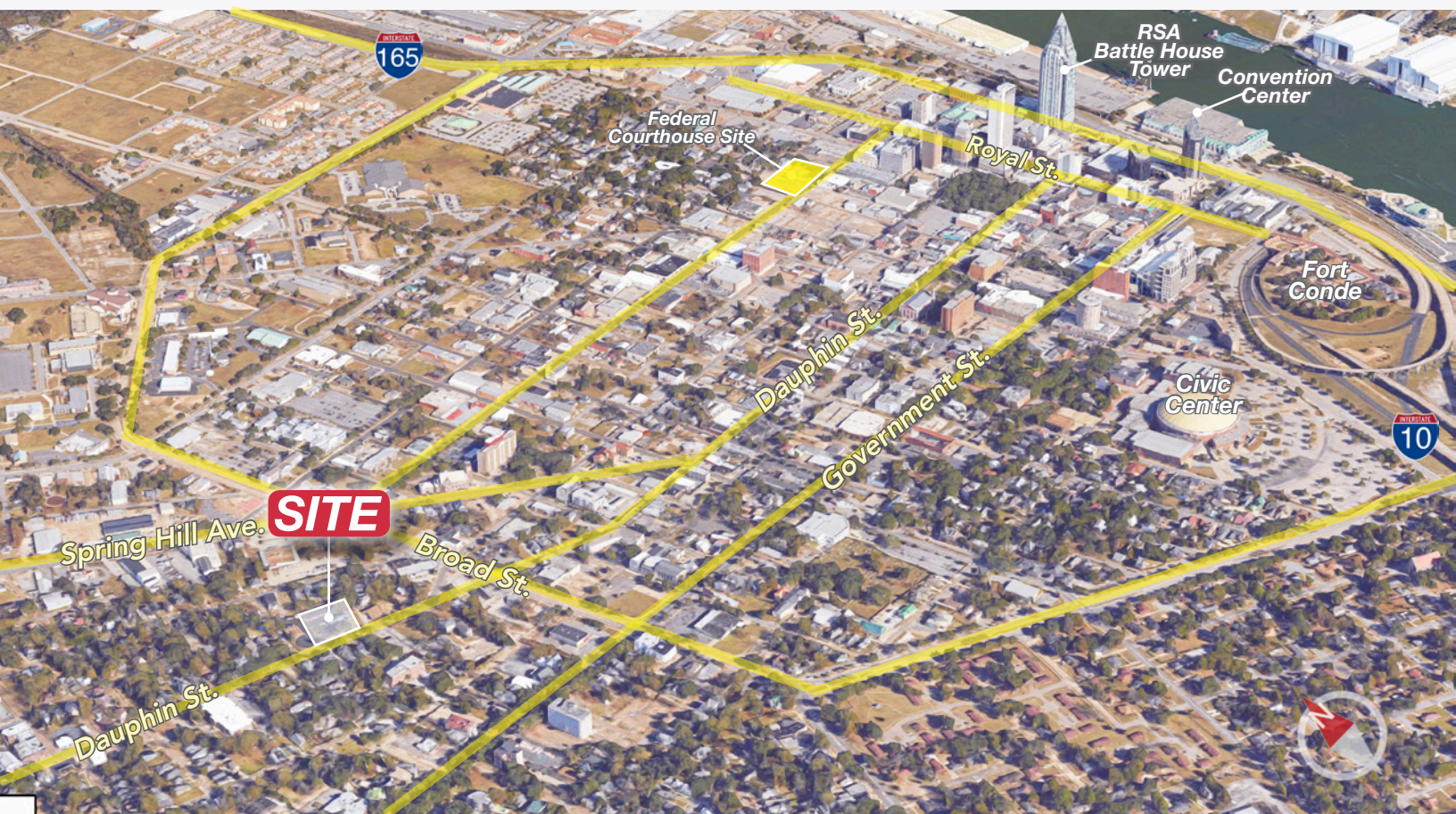
LEASE RATE: \$14.00/sf/yr NNN



For more information:

Jay Roberds

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Location Description:

Located just west of Broad St. and the downtown Mobile area. Proximate to all the amenities downtown has to offer: restaurants, entertainment, shopping, services and more. Easy access to I-10, I-165, and US HWY 90 (Government Blvd.). Short drive to west Mobile and Baldwin County.

Broad St.	0.1 miles
Government Blvd. (US HWY 90)	0.2 miles
I-10	1.2 miles
Water St.	1.2 miles
I-165	1.7 miles
Airport Blvd.	2.2 miles
Mobile Aeroplex at Brookley	4.8 miles
I-65	7.1 miles
Baldwin Co., AL	9.4 miles
Mobile Regional Airport	11.4 miles



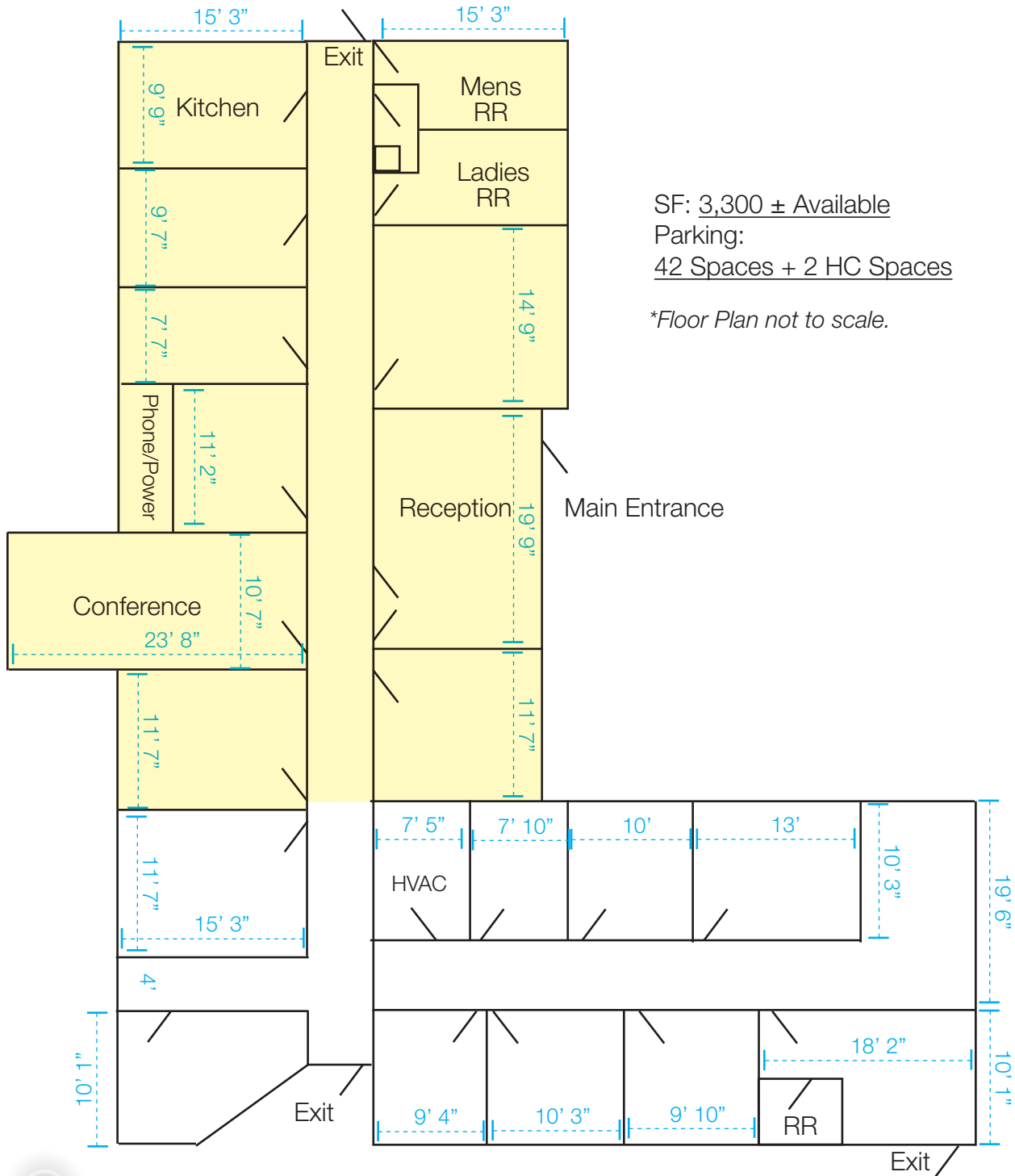
Demographics:

2016	1 Mile	3 Mile	5 Mile
POPULATION	11,430	50,721	96,241
# OF HOUSEHOLDS	4,617	20,254	37,988
AVG. HH INCOME	\$44,334	\$43,447	\$43,741

950 Dauphin St., Mobile, AL

FOR LEASE
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Le Baron St.



SF: 3,300 ± Available

Parking:

42 Spaces + 2 HC Spaces

*Floor Plan not to scale.

Dauphin St.