



853 DAUPHIN STREET | MOBILE, AL

± 33,000 SF MIXED USE REDEVELOPMENT

OFFICE AND RETAIL SPACE AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY DETAILS

- $\pm$ 1.28 acres
- $\pm$ 2,800 SF - 33,000 SF available
- High visibility and traffic counts
- Entire city block with ample surface parking
- Located on corner of Dauphin Street and Broad Street
 - New improvements on Broad Street are forthcoming via \$14.5 mm TIGER grant that was recently awarded to the City

Demographics	1 Mile	3 Mile	5 Mile
Total Businesses	1,509	3,207	6,242
Total Employees	23,043	50,987	91,893
Residential Population	11,204	48,164	92,889
Average Household Income	\$43,138	\$44,048	\$43,194

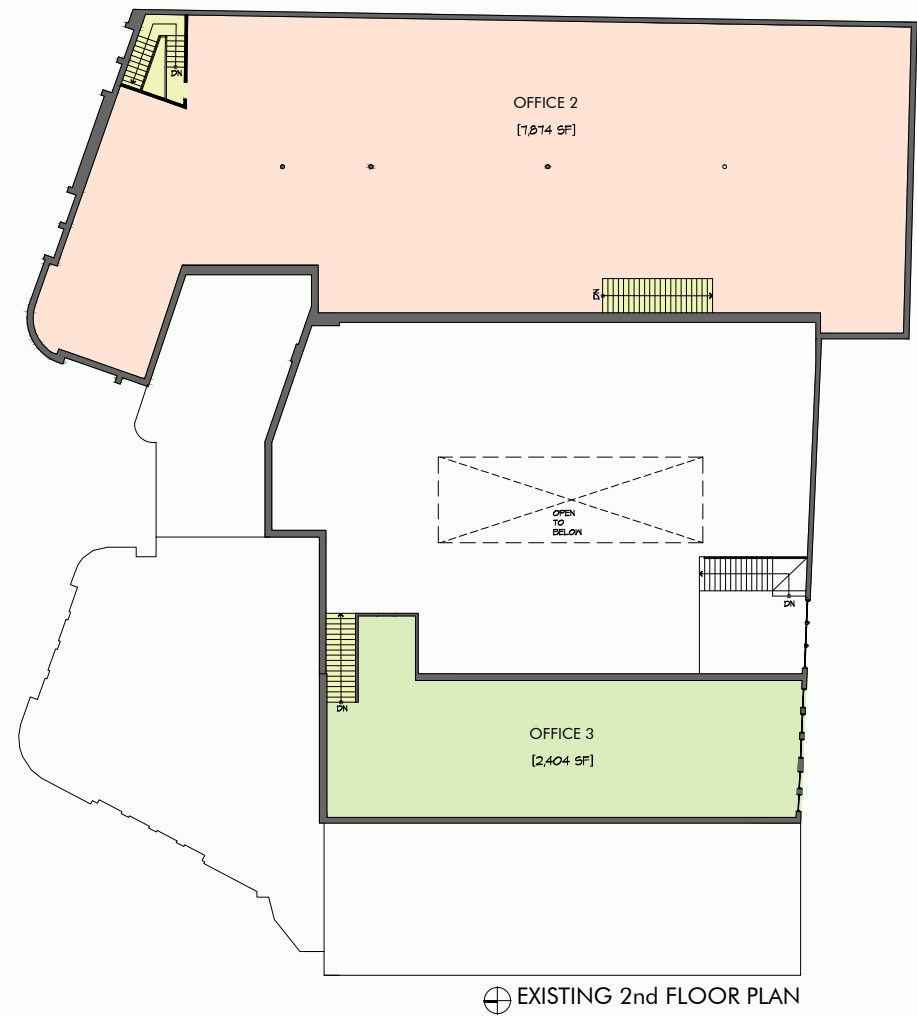
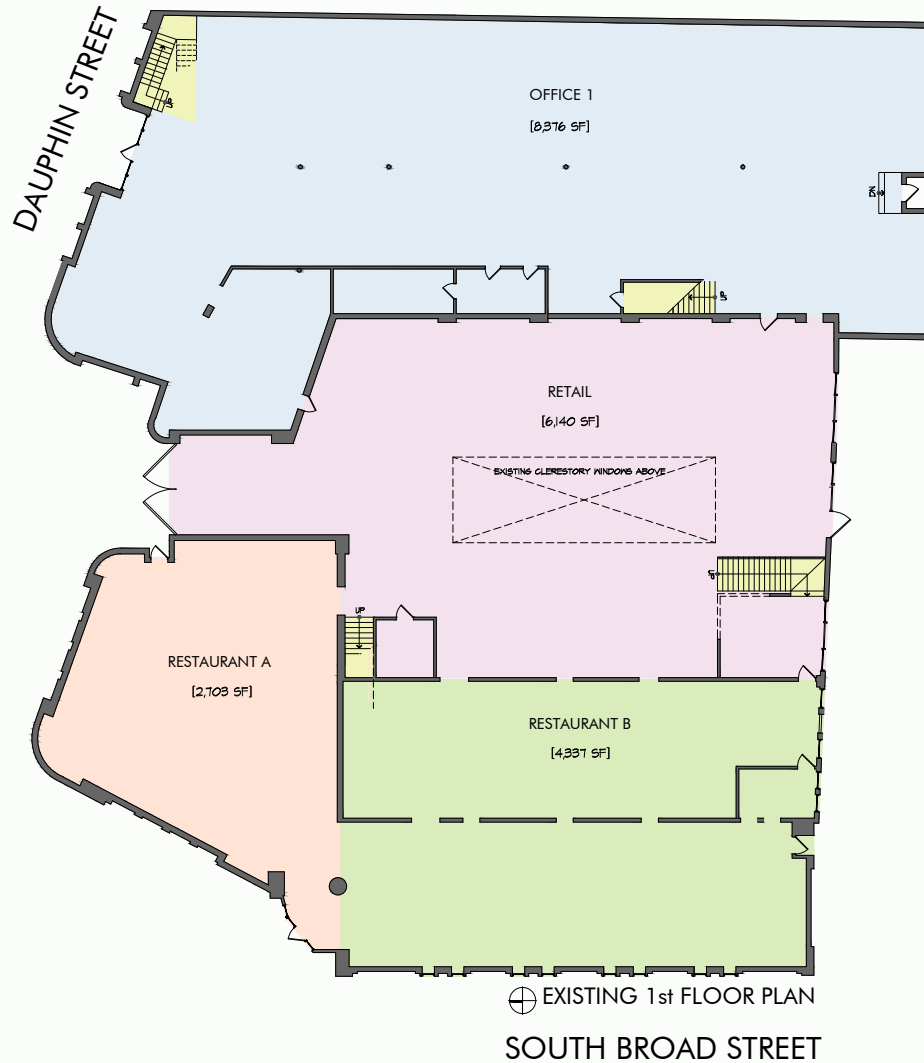
*Source: ESRI 2017

www.jllretail.com

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POTENTIAL FLOOR PLAN



1st FLOOR	2nd FLOOR	TOTAL
OFFICE 1 8,376	OFFICE 2 11,814	7,874
RETAIL 6,140	OFFICE 3 2,404	2,404
RESTAURANT A 2,703		
RESTAURANT B 4,337		
SF TOTAL 21,556	SF TOTAL 10,278	
		1st FLOOR TOTAL 21,556
		2nd FLOOR TOTAL 10,278
		TOTAL BUILDING SQUARE FOOTAGE 31,834

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