

# FOR LEASE at NWQ of DAUPHIN & I-65

±2,700 SF Office Building | 3658 College Lane | Mobile, Alabama 36607



- Free-standing office building is ±2,700 SF
- Current lay out is ideal for professional office, financial, or medical user
- For Lease: \$18.50 PSF + NNN
- Property is easily accessible from I-65
- Zoned B-3 - Community Business
- Surrounded by financial and other offices and upscale retail, such as Legacy Village

Free-standing office building for lease at the northwest quadrant of Dauphin Street & I-65 in Mobile, Alabama. Large ±2,700 SF building has an open lobby, several smaller exam rooms, waiting areas, and a conference room. Current layout is ideal for professional office or medical user, but could be converted to retail based on proximity to nearby upscale retail. Located just off the I-65 Service Road, between Dauphin Street and Old Shell Road.

**VALLAS  
REALTY, INC.**

*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.*

John P. Vallas, Jr. | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



**SUMMARY INFORMATION**

Addresses:	3658 College Lane South Mobile, Alabama 36608
Building Size:	±2,700 SF
Lot Size:	±20,655 SF / ±0.47 AC
Interior Layout:	Large open lobby, several smaller exam rooms, waiting areas, and a large room that could be a conference or MRI room
Exterior Layout	Open parking field
Zoning:	B3 - Community Business
Taxes & Insurance:	\$2.50 PSF
Lease Price:	\$18.50 PSF + NNN

**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.

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.

# Interior Property Photos

BUILDING FOR LEASE | 3658 COLLEGE LANE SOUTH | MOBILE, AL 36608



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.

John P. Vallas, Jr. | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com





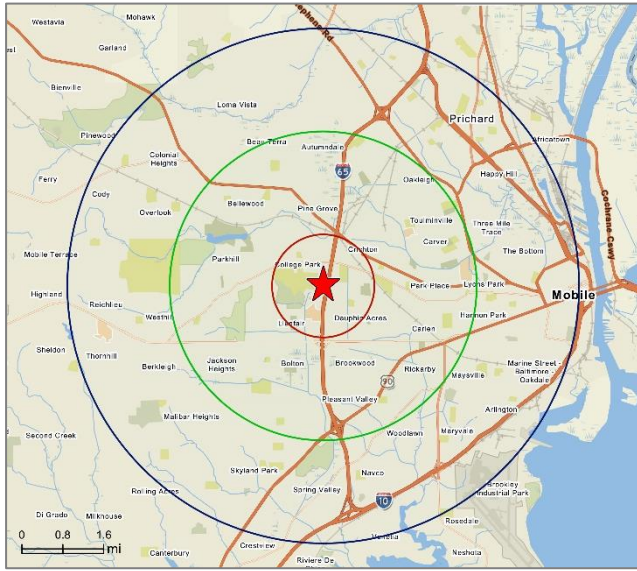
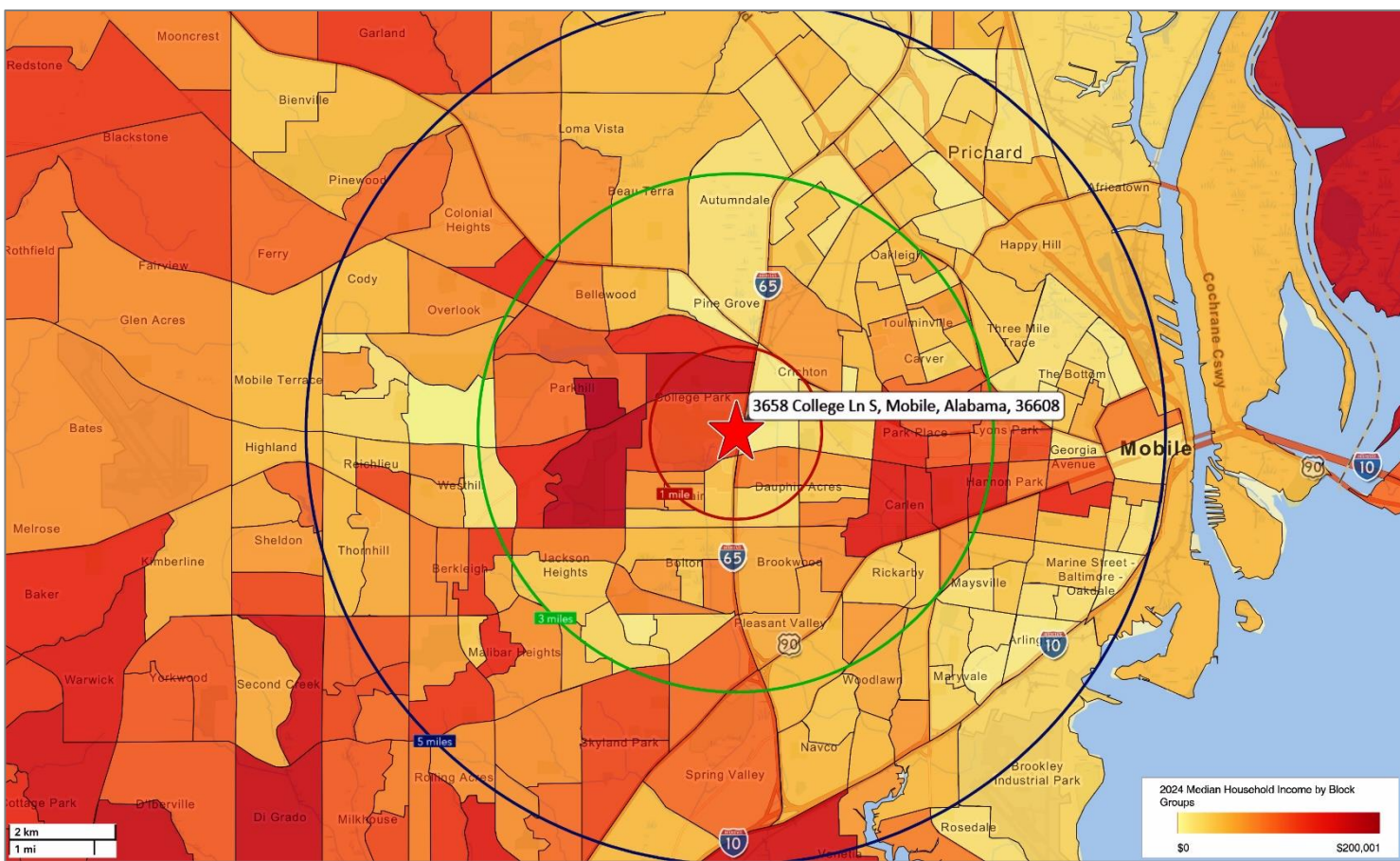
Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

John P. Vallas, Jr. | 2600 Dauphin Street • Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



# Average Household Income Heat Map, Location Map and Demographics

BUILDING FOR LEASE | 3658 COLLEGE LANE SOUTH | MOBILE, AL 36608



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,917	65,523	143,796
Median Age	40.0	38.2	37.3
Largest Median Age Group	65 - 74	25 - 34	25 - 34
Daytime Population	14,677	94,467	193,634

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,924	28,545	60,586
Average Household Size	2.31	2.22	2.27
Average Household Income	\$59,756	\$76,877	\$72,593

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	36.5%	42.1%	43.7%
Renter Occupied Houses	46.1%	42.9%	41.4%
Average House Value	\$209,036	\$261,787	\$243,978

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.

