

RETAIL SPACE AVAILABLE IN MIDTOWN

The Lofts at Midtown | 1812 Old Shell Road | Mobile, Alabama 36607



- ±1,556 SF retail space facing Old Shell Rd
- Other tenants include Big Bad Breakfast, Velvet Lab, & Blind Butcher coming 2024
- Separate lobby and studio area
- For Lease: \$23.00 PSF + NNN
- Space has a modern, open-air feel
- Separate men's and women's bathrooms
- Located in Midtown Mobile near major activity drivers such as Mobile Infirmary and McGill-Toolen High School

Former yoga studio available for lease at The Lofts at Midtown on Old Shell Road in Mobile. The existing buildout includes separate lobby & studio areas, separate men's and women's bathrooms, a modern feel. Located in a great part of Midtown, the space shares co-tenancy with Big Bad Breakfast, Velvet Land, and The Blind Butcher (opening 2024), and is in close proximity to a number of major area activity drivers such as Mobile Infirmary, McGill-Toolen High School (960 students), and The Dew Drop Inn.

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SUMMARY INFORMATION

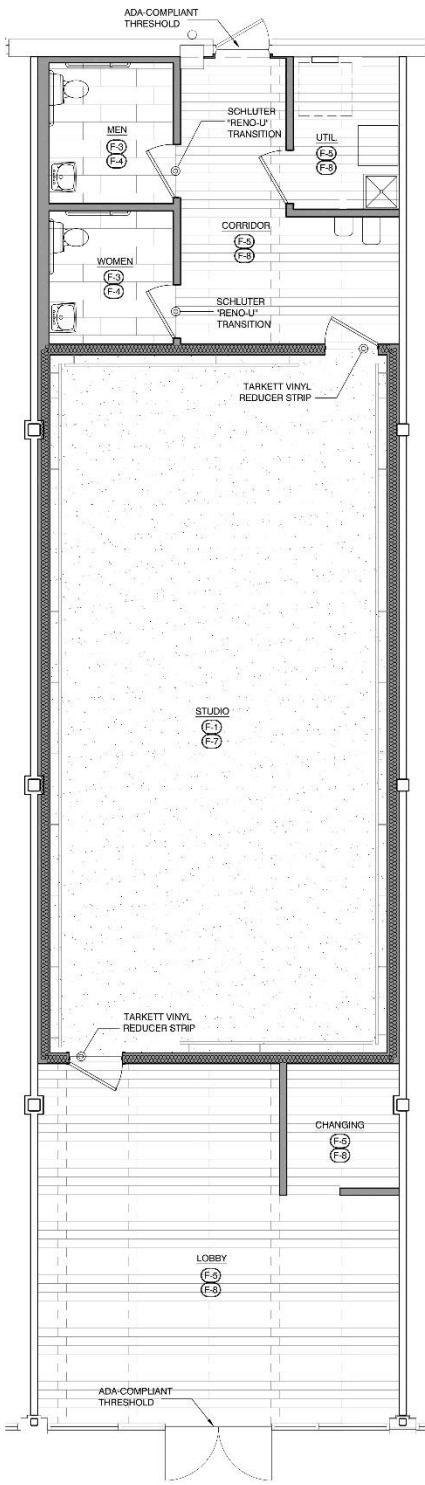
Available Space:	±1,556 SF
Building Size:	±11,775 SF
Lot Size:	±51,846 SF / ±1.19 AC
Year Built:	2021
Parking Spaces:	95 Spaces
Lease Rate:	\$23.00 PSF +NNN

MOBILE MARKET OVERVIEW

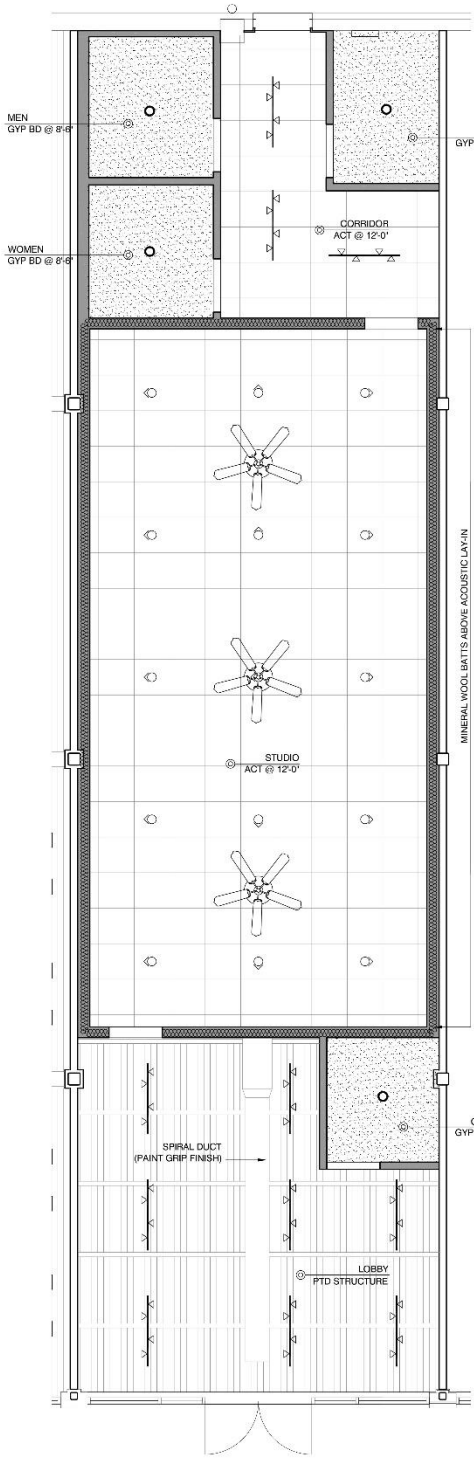
The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

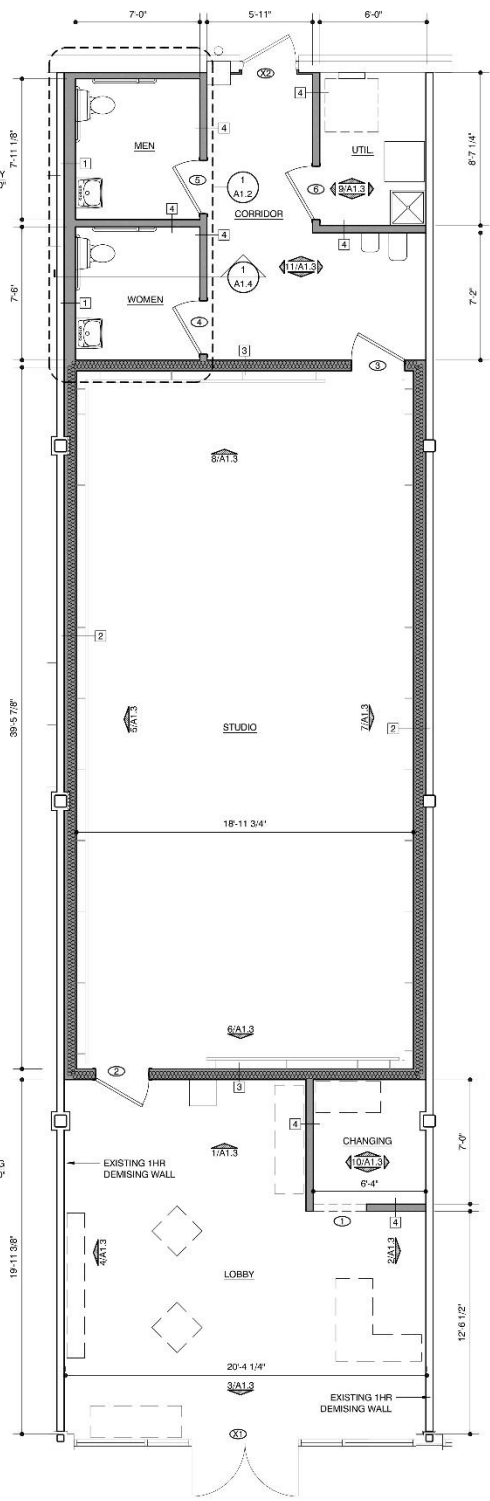
The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers.



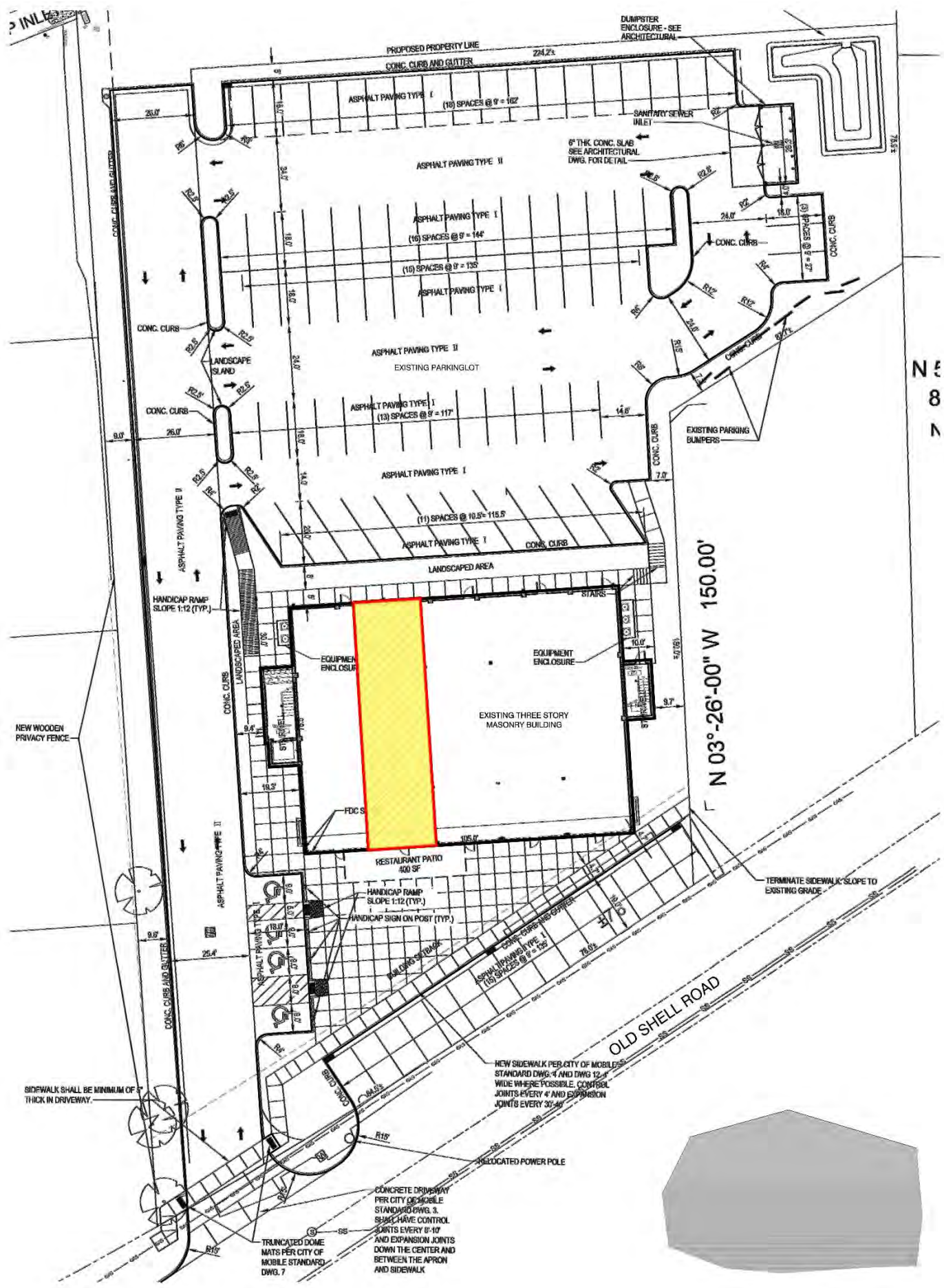
3 FINISH PLAN
1/4" = 1'-0"

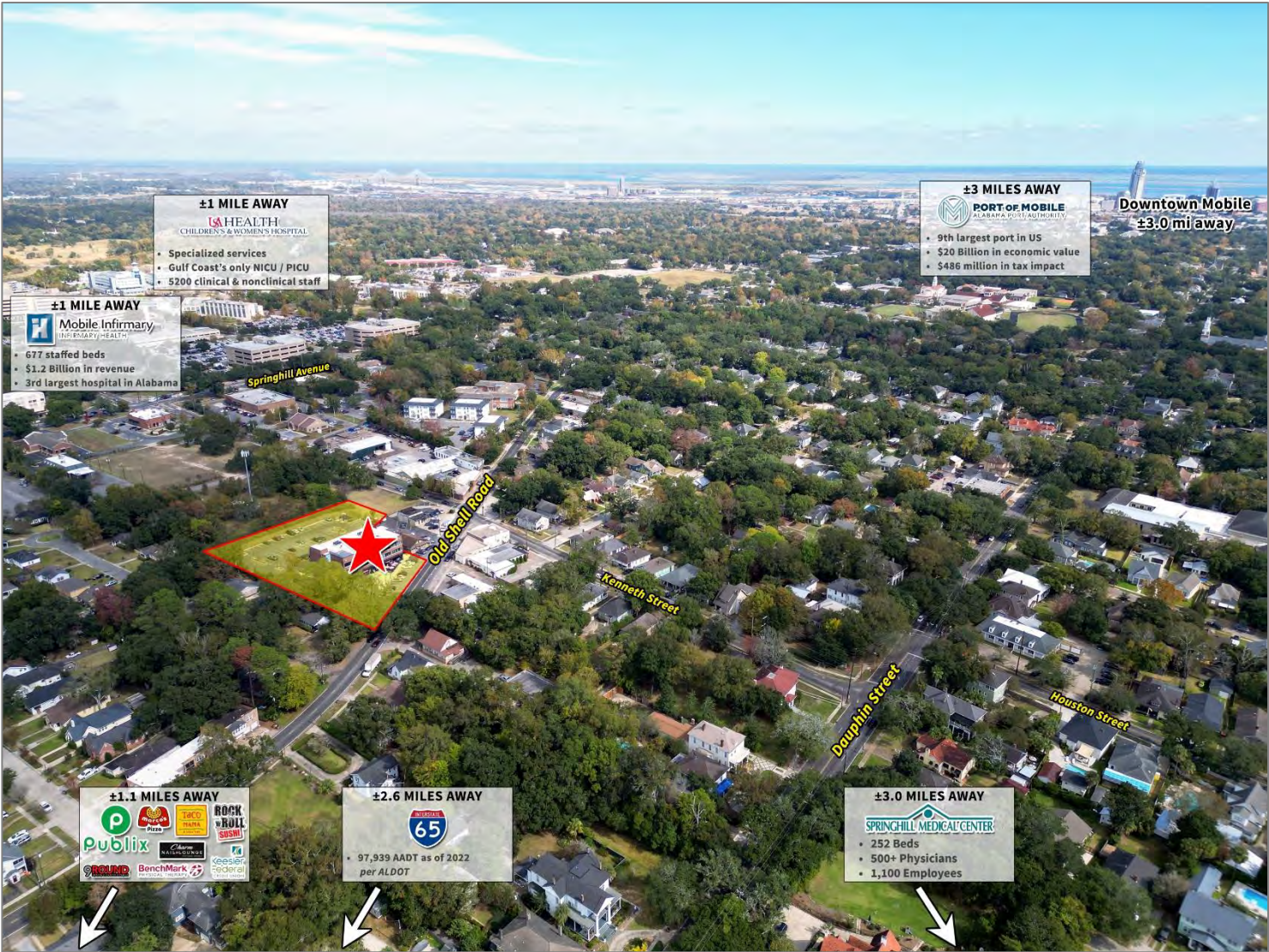


2 REF. CEILING PLAN
1/4" = 1'-0"



1 NEW WORK PLAN
1/4" = 1'-0"

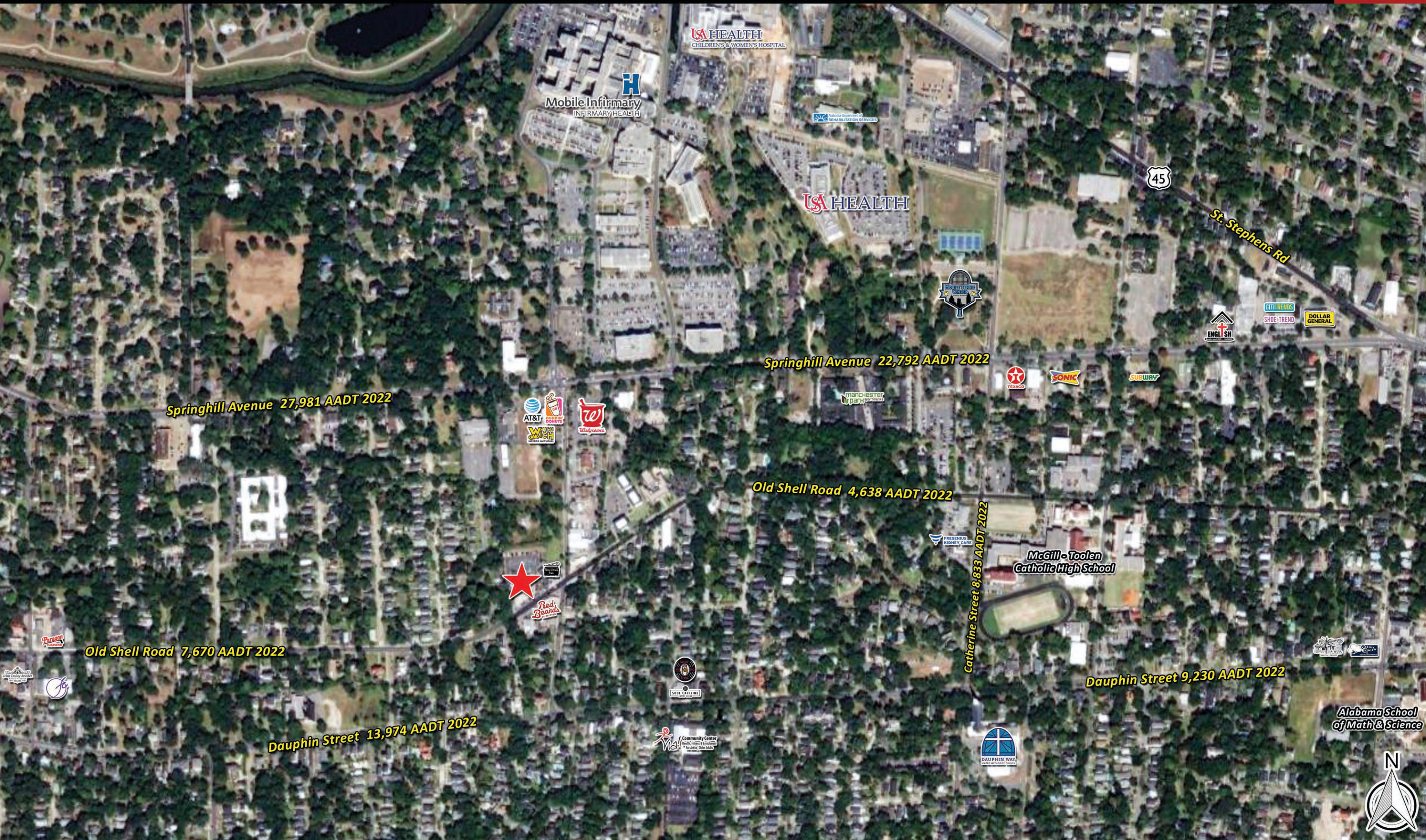




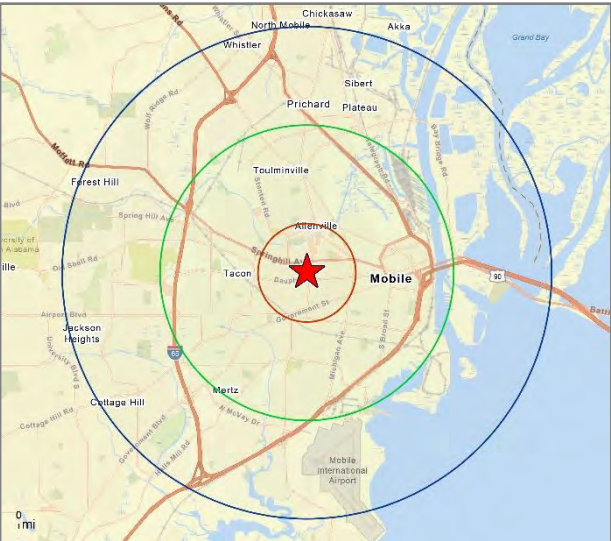
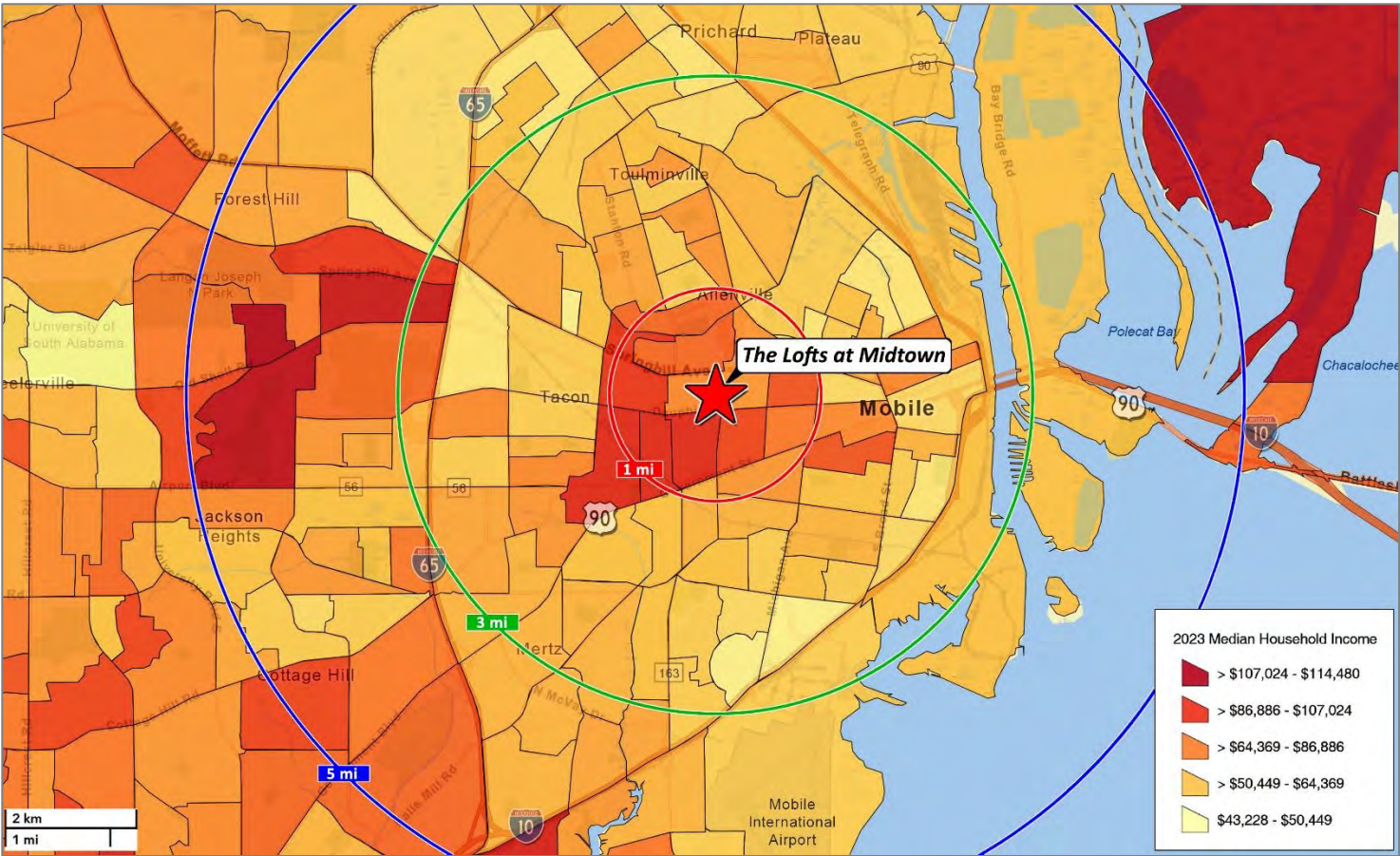
There are over 115,000 people living in Midtown within 5 miles of the site and nearly 65,000 in 3 miles. Diverse demographics, a broad mix of housing types, numerous rental dwellings with large households, strong churches, prominent schools - both public and private - and heavy density are commonplace. Midtown is the favorite living area for young professionals with a great deal of gentrification apparent in many Midtown neighborhoods, evident in the two new apartment complexes by a renown apartment developer, which are redevelopments of historic former Midtown school buildings.

This prime location is within three miles of three major hospitals, lending to great daytime populations and a high-income workforce. Mobile Infirmary employs 2,500 people with 650 physicians on its main campus, and nearly 7,000 are employed by Infirmary Health; USA Medical Center has over 1,400 employees, and Springhill Medical Center employs 1,000 people with 500 physicians on staff, with hundreds of other offices on the campus specializing in 50 different fields.

The clustering of locally revered landmark Mobile specialty retailers and food establishments such as Sterling Hot Yoga, Ashland Gallery, Cammie's Old Dutch, Dew Drop Inn, and Butch Cassidy among others, form the "Midtown Mile" along Old Shell Road in front of the site. Multi-million-dollar mansions appear on one street, with a street full of cottages one block over, next to apartments, next to offices, next to an art gallery, next to a restaurant, etc., making for a unique land use pattern that tells of Midtown's culture.



2022 Median Household Income Heat Map and Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,641	64,118	115,586
Median Age	39.6	39.1	37.8
Largest Median Age Group	25-34	25-34	25-34
Total Daytime Population	14,142	99,697	169,488

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,853	27,272	48,302
Average Household Size	2.07	2.25	2.31
Median Household Income	\$79,942	\$43,473	\$44,299

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	45.7%	39.0%	40.8%
Renter Occupied Houses	39.4%	41.3%	42.5%
Median House Value	\$232,368	\$135,087	\$139,416