

SUMMARY

AMENITIES

FLOOR PLANS

DEMOGRAPHICS

**FOR SALE OR LEASE**

**PROPERTY OVERVIEW**

Former data storage and call center building with production space available for sale or lease. This two story 28,000+ square foot building has limitless possibilities. On site there is a 3,000 square foot building that can be used for storage or razed for additional parking.

Ample parking of over 5 per 1,000 square feet. Tenant finish allowance available. Located on Cameron Street between Dauphin Street and Old Shell Road near I-65, this property is convenient to all of Mobile.

**BUILDING SIZE**

- 28,269 ± SF

**SALE PRICE**

- \$1,500,000

**LEASE RATE**

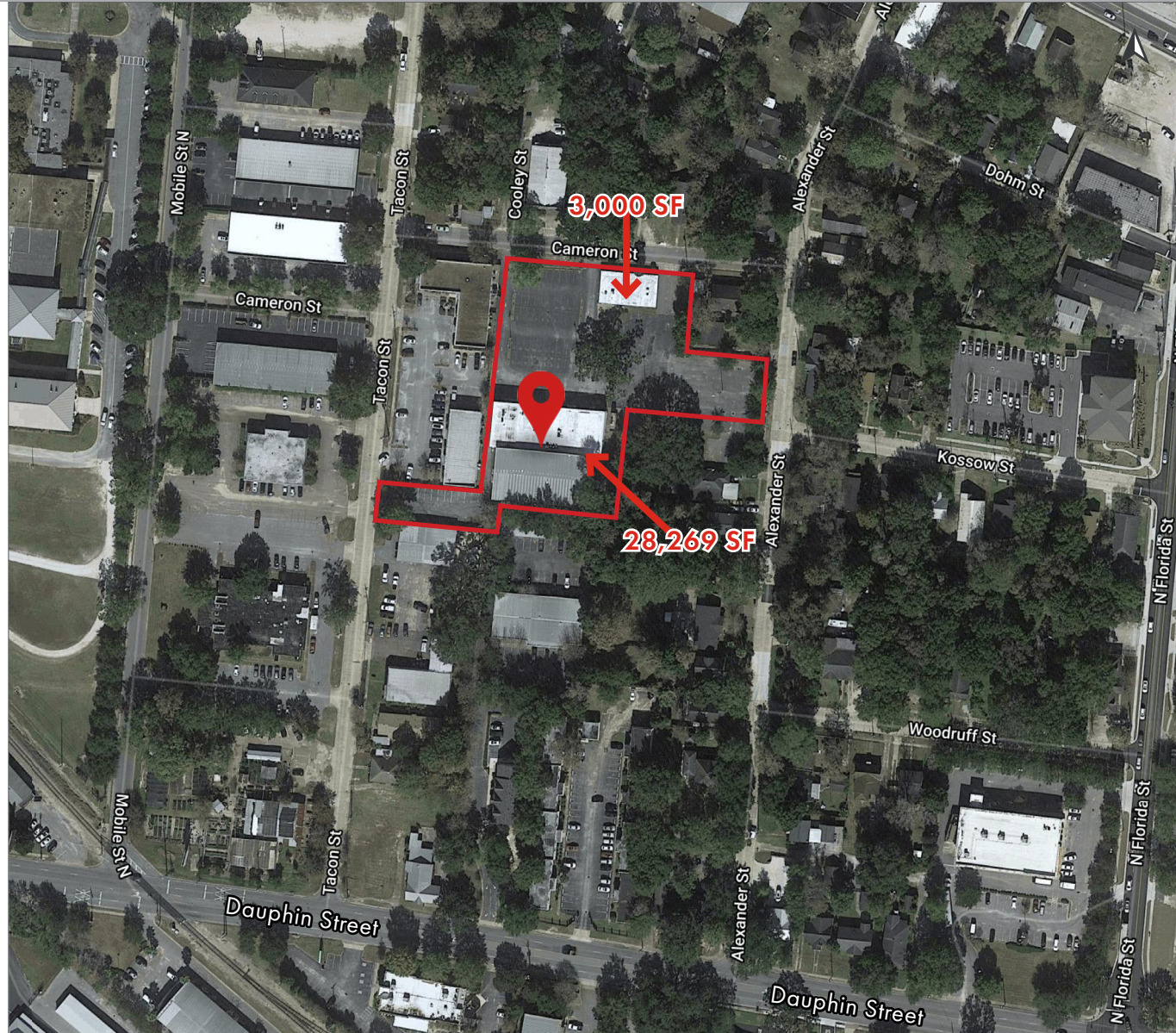
- \$12.00 PSF Modified Gross

**LAND SIZE**

- 2.3 ± AC

**PARKING**

- 148 spaces



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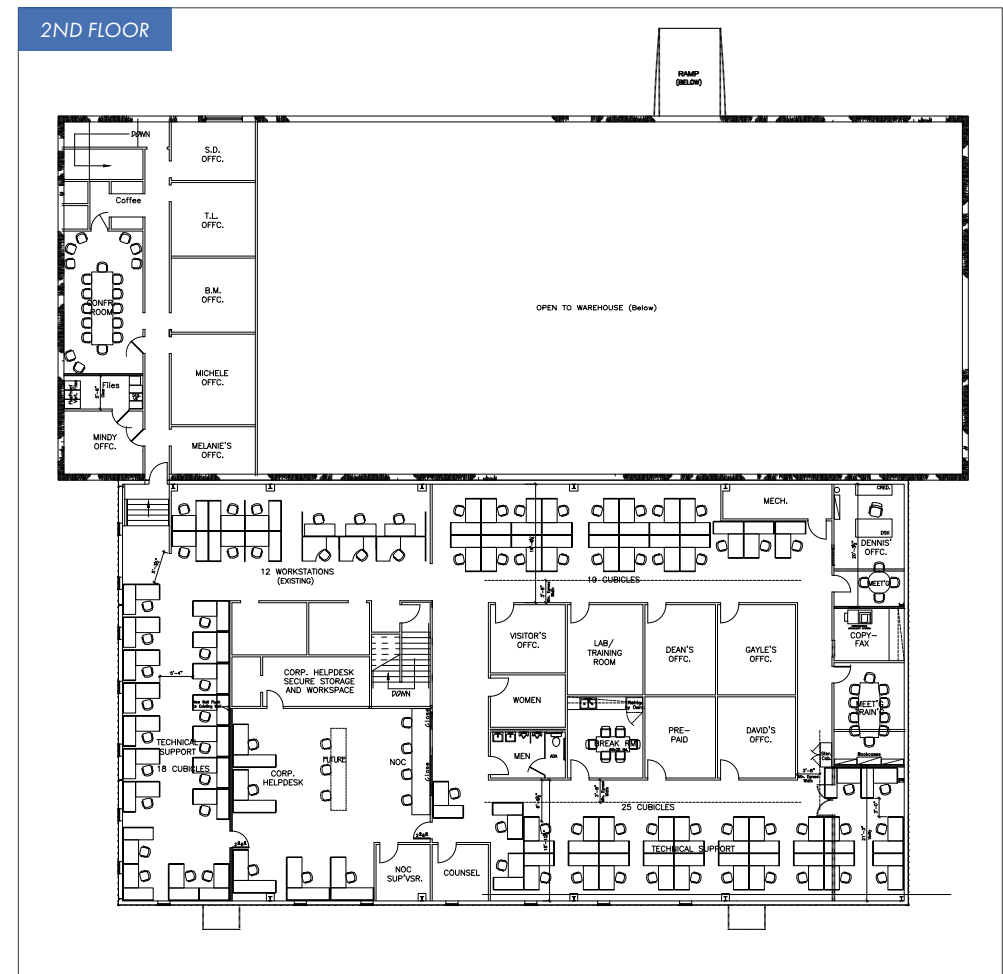
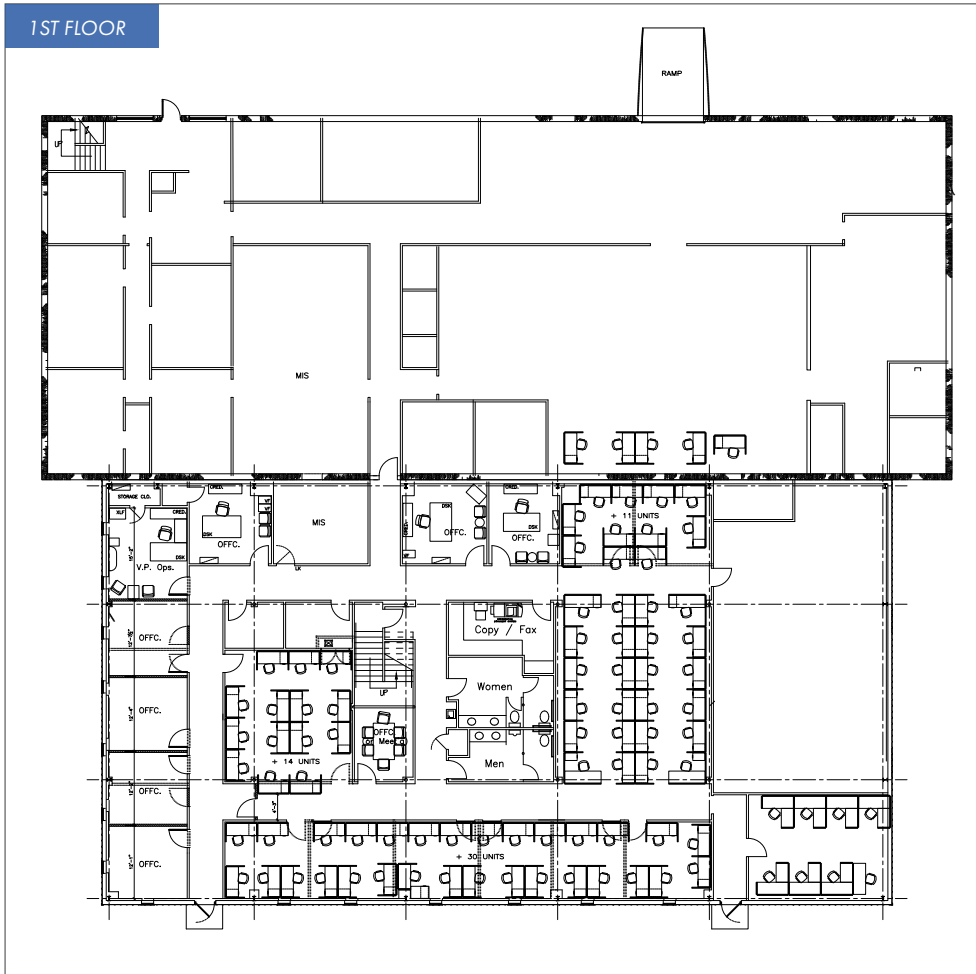
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Click images for larger view



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## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<p><b>POPULATION</b></p>	9,761	76,448	144,409
<p><b>AVG. HH INCOME</b></p>	\$63,202	\$55,788	\$57,622
<p><b>HOUSEHOLDS</b></p>	4,793	33,530	61,920

