

MIDTOWN MOBILE

Mobile, AL

Publix
FOOD & PHARMACY

100

CORPORATE PUBLIX
GUARANTY

BRAND NEW
CONSTRUCTION

SIGNIFICANT
TERM REMAINING

106,000+ 3-MILE
DAYTIME POPULATION

INTERNET-RESISTANT
TENANCY

PROXIMATE TO
DOWNTOWN MOBILE

OFFERING SUMMARY



MIDTOWN MOBILE

PROPERTY OVERVIEW



ADDRESS

100 N Florida St,
Mobile, AL 36607



YEAR BUILT

2018



SQUARE FEET

62,335



ACREAGE

+/- 9.65 AC



AS-IS NOI

\$1,137,000



OCCUPANCY

95%

ANCHOR

Publix.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
Total Population (2020)	10,424	77,471	144,552
Proj. Total Population (2025)	10,604	77,959	145,512
Daytime Population			
Daytime Population (2020)	13,065	106,010	197,900
Average Household Income			
Avg. Household Income (2020)	\$64,943	\$55,139	\$57,025
Avg. Household Income (2025)	\$73,353	\$62,537	\$64,880



INVESTMENT HIGHLIGHTS

Publix.

**PUBLIX ANCHORED WITH
COMPELLING TERM REMAINING**



**BRAND NEW
CONSTRUCTION**



**+/- 3 MILES FROM
DOWNTOWN MOBILE**



**PROXIMATE TO MAJOR
ECONOMIC DRIVERS**



**SIGNIFICANT LEASE TERM
REMAINING**



**OPPORTUNITY TO DRIVE REVENUE
VIA LEASE UP OF TWO VACANCIES**

PUBLIX ANCHORED

Publix is the Southeast's most sought after grocery-anchor.



Core Grocery Offering with **Significant Term Remaining.**



Publix is one of the **highest volume supermarket chains in the country** with over **225,000 employees and revenues exceeding \$38 billion** in 2019.



Publix reported **strong Year 1 sales figures**, showcasing their long-term viability at the Property.



Provides strong income security representing **over 54% of the total Property's rental revenue.**



Over 807,000 visitors in the during 2020, ranking this location a top 20 Publix and a top 92nd Percentile Grocer in Alabama.



The newly-constructed storeroom includes new features such as a drive-thru pharmacy, grocery delivery, and Presto! ATM.



STRONG PROPERTY FUNDAMENTALS



NECESSITY GROCER ANCHOR

Midtown Mobile is anchored by Publix with significant term remaining, providing a necessity grocer anchor that drives consistent consumer traffic to the Property.



NEW CONSTRUCTION

The Property was constructed in 2018, limiting any near term capital expenditures needed at the Property for a Future Owner.

THE PREMIER GROCER IN THE SUBMARKET

Publix at Midtown is the premier grocer between I-65 and downtown Mobile, and is ranked in the 92nd percentile of most visited grocery stores in Alabama according to Placer.AI.



SIGNIFICANT LEASE TERM REMAINING

The tenancy at Midtown Mobile currently boasts a weighted average lease term of nearly 13 years, providing long-term income security for the asset.



INTERNET PROOF TENANCY

Over 98% of the current leased GLA is comprised of Tenants that cannot be easily replaced by the internet, securing the Property's long-term income viability.



REGIONAL ACCESS

Midtown Mobile is less than 2 miles from I-65, the most heavily traveled interstate in Mobile with over 105,000 travelers per day.



MOBILE ALABAMA

MOBILE MSA

Top 3 Metro in Alabama with
415K RESIDENTS

HEALTHCARE HUB
With 5 Hospitals and 1,900 beds

Alabama's Logistics Hub
due to the
PORT OF MOBILE

CORPORATE INVESTMENT
Recent corporate expansions
resulting in \$8B+ in Investments

PROXIMATE TO MAJOR ECONOMIC DRIVERS

Midtown Mobile benefits from its strategic location between downtown Mobile and I-65, which provides proximity to the following major economic drivers:

PORT OF MOBILE

Port of Mobile is the 9th largest port in the US and provides +/- \$20 billion in economic impact on the Mobile submarket

USA boasts an enrollment of 16,000 students, 5,500 employees, and an annual economic impact of \$3.0 Billion to the region.

UNIVERSITY OF SOUTH ALABAMA

MOBILE INFIRMARY

Mobile Infirmary is the third largest hospital in the state of Alabama with 677 beds, 2,500 employees and revenues over \$1 billion.

CORPORATE INVESTMENT & EXPANSION

Over the last few years, several notable companies have expanded or relocated to Mobile, resulting in over \$8 billion in corporate investment:



Downtown Mobile
+/- 3 miles away

+/- 3 MILES AWAY



- 9th Largest Port in US
- +/- \$20 billion in economic value
- +/- \$486 million in tax impact

+/- 1 MILE AWAY



Mobile Infirmary
INFIRMARY HEALTH

- 677 Staffed Beds
- +/- \$1.2 Billion in Revenue
- 3rd largest hospital in Alabama

MIDTOWN MOBILE

USA HEALTH
10,000 SF Medical Office Building
OPENING SOON

+/- 5 MILES AWAY



UNIVERSITY OF SOUTH ALABAMA

- +/- 16,000 Students
- +/- 5,500 employees
- Revenues over \$1 billion

N Florida St: 9,000 VPD

+/- 1.5 MILES AWAY

PROXIMITY TO



- +/- 105,000 travelers per day
- Most heavily traveled Interstate in Alabama

+/- 1.5 MILES AWAY



- 209 Staffed Beds
- +/- \$700 Million in Revenue

Old Shell Rd: 17,500 VPD

SITE PLAN

TENANT ROSTER

Suite	Tenant Roster	SF
ANC	Publix	39,203
1	Marco's Pizza	1,500
2	9Round Boxing	1,500
3	Benchmark Physical Therapy	1,932
4	To Be Leased	845
5	Charm Nail Lounge	2,101
6	Keesler Federal Credit Union	2,799
7	Coffee Monster	1,485
8	The Simple Greek	2,015
9	Rock N Roll Sushi	2,250
10	Taco Mama	2,250
11	To Be Leased	2,355
12	Great Clips	1,044
13	Polish Boutique	1,056
TOTAL		62,335

- INCLUDED TENANTS
- TO BE LEASED
- NOT INCLUDED



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