

# 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
<b>Population</b>			
Total Population (2020)	10,424	77,471	144,552
Proj. Total Population (2025)	10,604	77,959	145,512
<b>Daytime Population</b>			
Daytime Population (2020)	13,065	106,010	197,900
<b>Average Household Income</b>			
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**

+/- 5 MILES AWAY

+/- 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
<b>TOTAL</b>		<b>62,335</b>

- INCLUDED TENANTS
- TO BE LEASED
- NOT INCLUDED



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