

# Available

## 9,038 SF Flex Space in Midtown Mobile, AL



2966 Old Shell Rd, Mobile, AL 36607

### Property Specifications

- 9,038 SF two-story flex space on 0.8 acres in desirable Midtown Mobile.
- Currently occupied by an interior design firm.
- Dock height loading dock and ramp to rolling door.
- Building renovated in 1992. Two of the four HVAC units were replaced in 2024.

Building is 60' x 100'

Ground floor: 5,065 SF office space  
 Second floor: 2,580 SF office space  
 Warehouse storage: 935 SF downstairs  
 458 SF upstairs



### Demographics

Source: Esri 2023

#### 1 Mile

7,227 Estimated Population    14,409 Daytime Population    \$34,377 Median Household Income    38 Median Age

#### 3 Mile

66,560 Estimated Population    95,576 Daytime Population    \$50,177 Median Household Income    37.8 Median Age

#### 5 Mile

149,999 Estimated Population    198,523 Daytime Population    \$44,611 Median Household Income    37.1 Median Age

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