

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
- Previously occupied by an interior design firm
- Dock height loading dock and ramp to rolling door
- Building renovated in 1992

Ground Floor:
5,065 SF office space
935 SF warehouse space

Second Floor:
2,580 SF office space
458 SF warehouse

Demographics

Source: Esri 2025

1 Mile

7,187 Estimated Population		14,165 Daytime Population	\$36,703 Median Household Income		37.1 Median Age
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3 Mile

65,928 Estimated Population		95,151 Daytime Population	\$51,401 Median Household Income		38.2 Median Age
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5 Mile

148,368 Estimated Population		197,608 Daytime Population	\$46,956 Median Household Income		37.4 Median Age
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Buff Teague

Executive Managing Director
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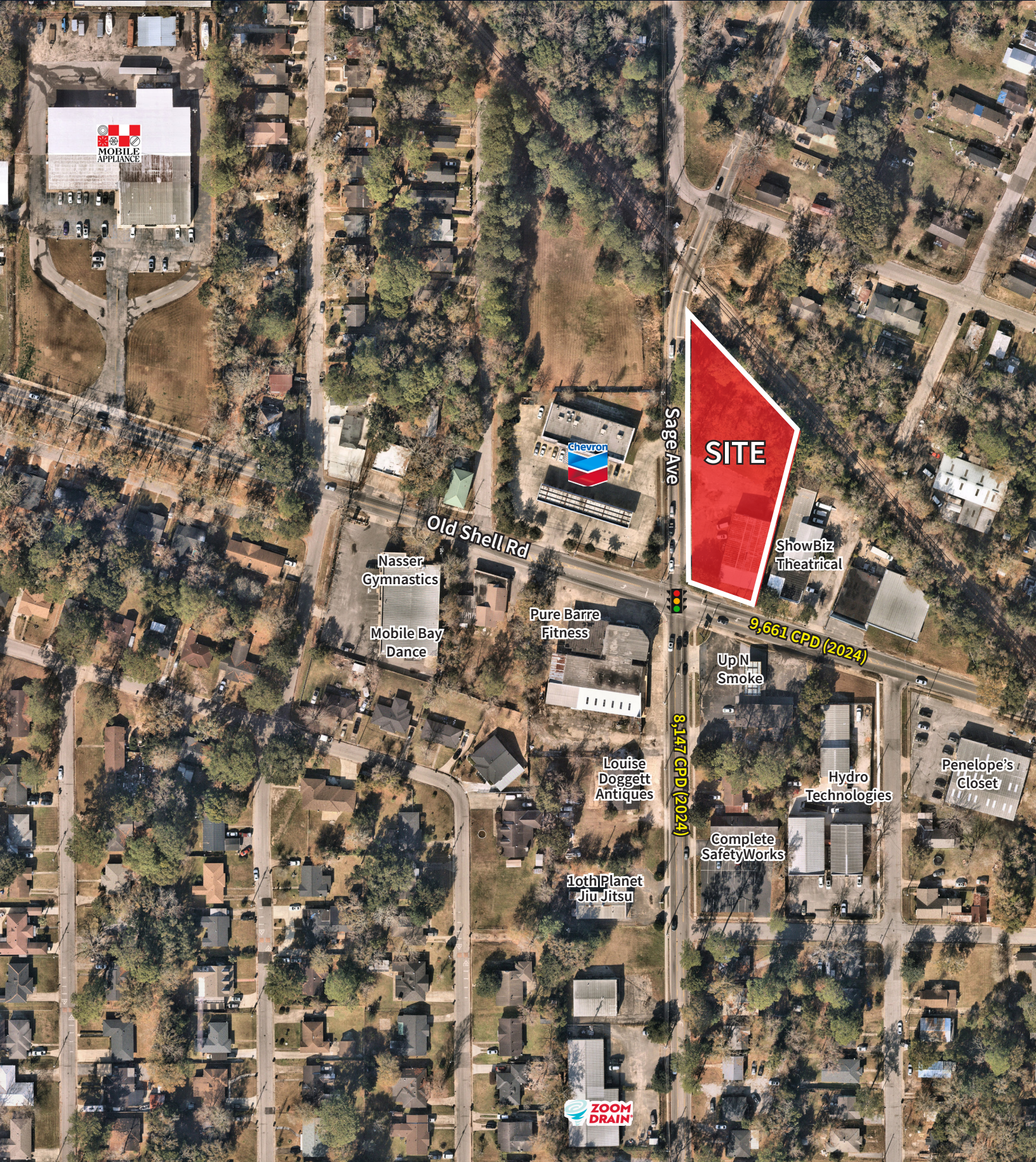
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9.29.25




MOBILE APPLIANCE


chevron

SITE

ShowBiz Theatrical

Old Shell Rd

Nasser Gymnastics

Mobile Bay Dance

Pure Barre Fitness

Louise Doggett Antiques

10th Planet Jiu Jitsu

Up N Smoke

Complete SafetyWorks

Hydro Technologies

Penelope's Closet

Sage Ave

9,661 CPD (2024)

8,147 CPD (2024)


ZOOM DRAIN

Retail Trade Area

Mobile, AL

