



MERCHANTS PLAZA

ELEVATED LIVING

MOBILE, AL

STIRLING
PROPERTIES

RETAIL & RESTAURANT OPPORTUNITY

PROPERTY SUMMARY

Located in the heart of historic Mobile, the iconic Merchants Plaza building redefines mixed-use living in Mobile's thriving Central Business District. This transformed, mid-century treasure offers luxury apartment living alongside class-A commercial office and retail space for a true live/work/play experience.

Recently transformed into class-A apartments, office, and retail spaces, Merchants Plaza encompasses an entire city block with walkable access to Bienville Square, Cathedral Square, Government Plaza, the new federal courthouse, the LoDa entertainment district, the St. Louis Street technology corridor, and much more.

Having access from St. Francis and St. Joseph Streets, the former bank lobby provides a large open atrium with adjacent outdoor space perfect for outdoor dining and entertainment. Merchants Plaza Annex, located at the corner of St. Francis and Royal Streets, provides ground floor space perfect for office and retail.

TOTAL ANNEX GLA

- 98,340 ± SF

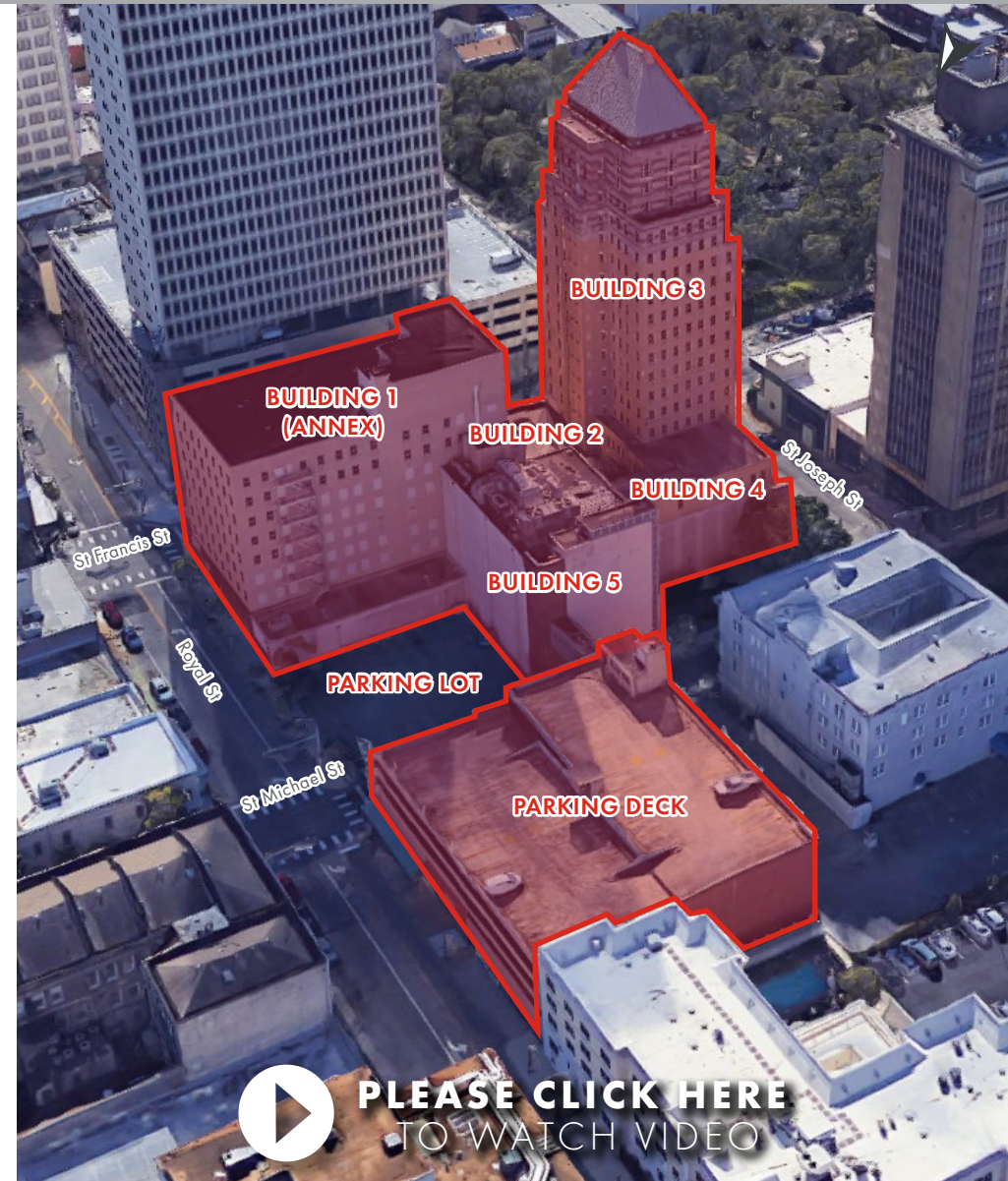
RETAIL AVAILABILITY

- Suite 103: 3,623 ± SF
- Suite 102: 9,432 ± SF
- Suite 100 A: 5,028 ± SF*
- Suite 100 B: 3,876 ± SF*
- Suite 100 C: 3,480 ± SF*

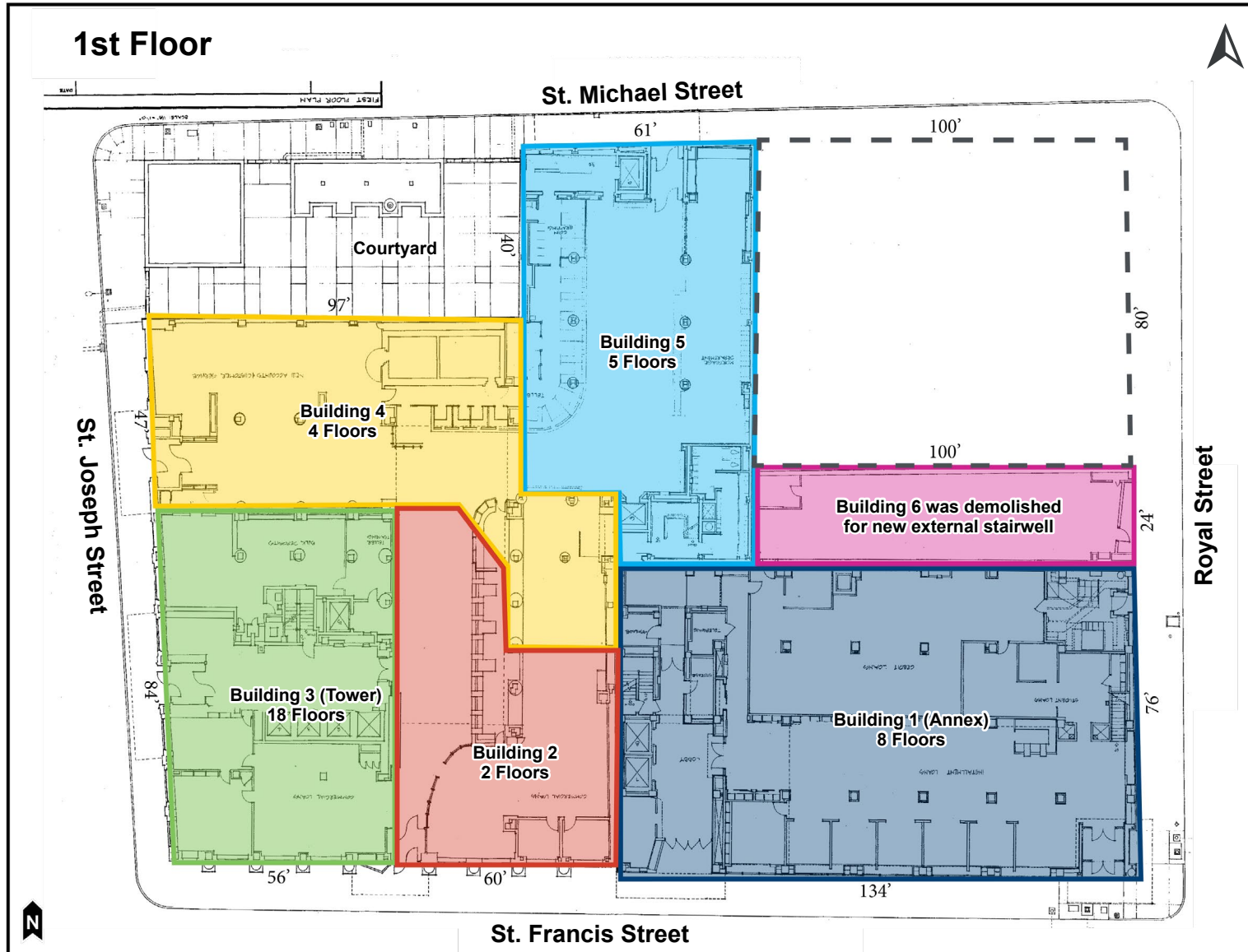
*Approximate SF including Mezzanine

PROPERTY HIGHLIGHTS

- Historic landmark transformed into class-A office, retail, restaurant, and apartments
- Rich office finishes that maintain historic charm
- Retail and restaurant space on ground floor with outdoor patio opportunity
- Parking garage
- Walkable to all downtown amenities
- Minutes from the Mobile Downtown Airport
- Easy access to Interstate 10



PLEASE CLICK HERE TO WATCH VIDEO



DOWNTOWN MOBILE is defined by the Mobile Central Business District, which occupies 0.917 square miles, and has a population density of 2,168 people per square mile.

Tourism

Mobile's Tourist and Convention Industry is a \$1.5 billion infusion of money spent in restaurants, hotels, attractions, shops and gas stations. 2021 Alabama annual tourism report revealed a 365% increase over 2020, and a \$200 million increase over any previous record year.

- Mobile ranks #5 in most visited counties in the state of Alabama.
- Mobile was voted #1 of top ten U.S. cities worth exploring by Business Travel Magazine in 2021.
- Mobile was awarded "2020 Reader's Choice Award" from Convention South – a prestigious recognition from event planners who hold events in the South.

Downtown Residential

- 930 Apartments
- \$61,000 Average Income

Downtown Commercial

- 1,457 Hotel Rooms
- 1.5 Million SF Office Space
- 1,022 Restaurant and Retail Venues

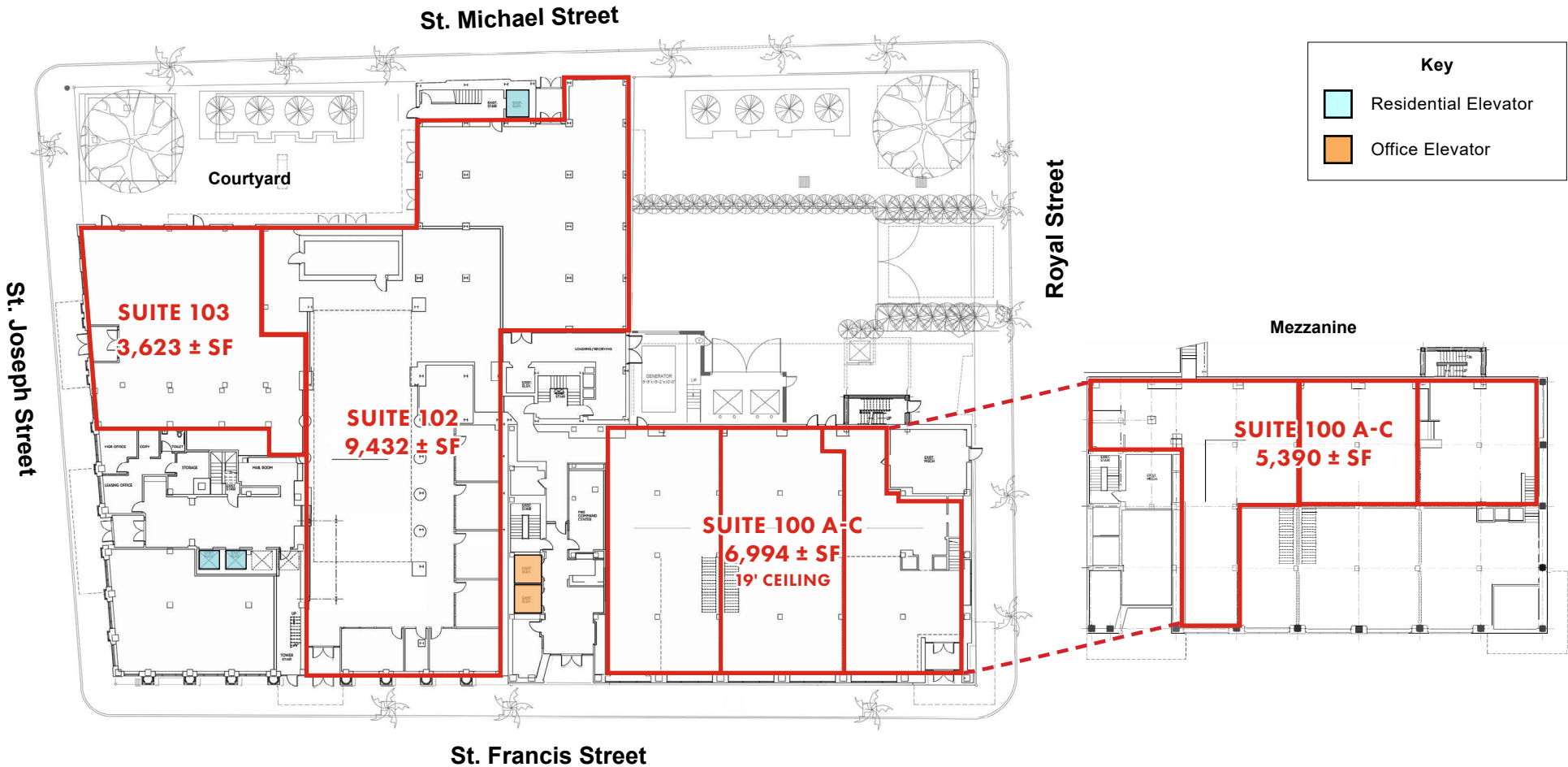
Notable Numbers

- Renaissance Mobile Riverview Plaza Hotel receives 268K visits annually.
- The Battle House Renaissance Hotel & Spa - Marriott receives 206K visits annually.
- Ruby Slipper receives 139.7K visits annually.
- Hampton Inn & Suites receives 78K visits annually.
- Holiday Inn receives 53K visits annually.
- Candlewood Suites is ranked #1 in the state for the chain at 45K visits annually.

Sources: Alabama Tourism Industry Economic Impact Report 2021, Business Travel Magazine, Convention South, Placer.ai (July 2021 - July 2022).



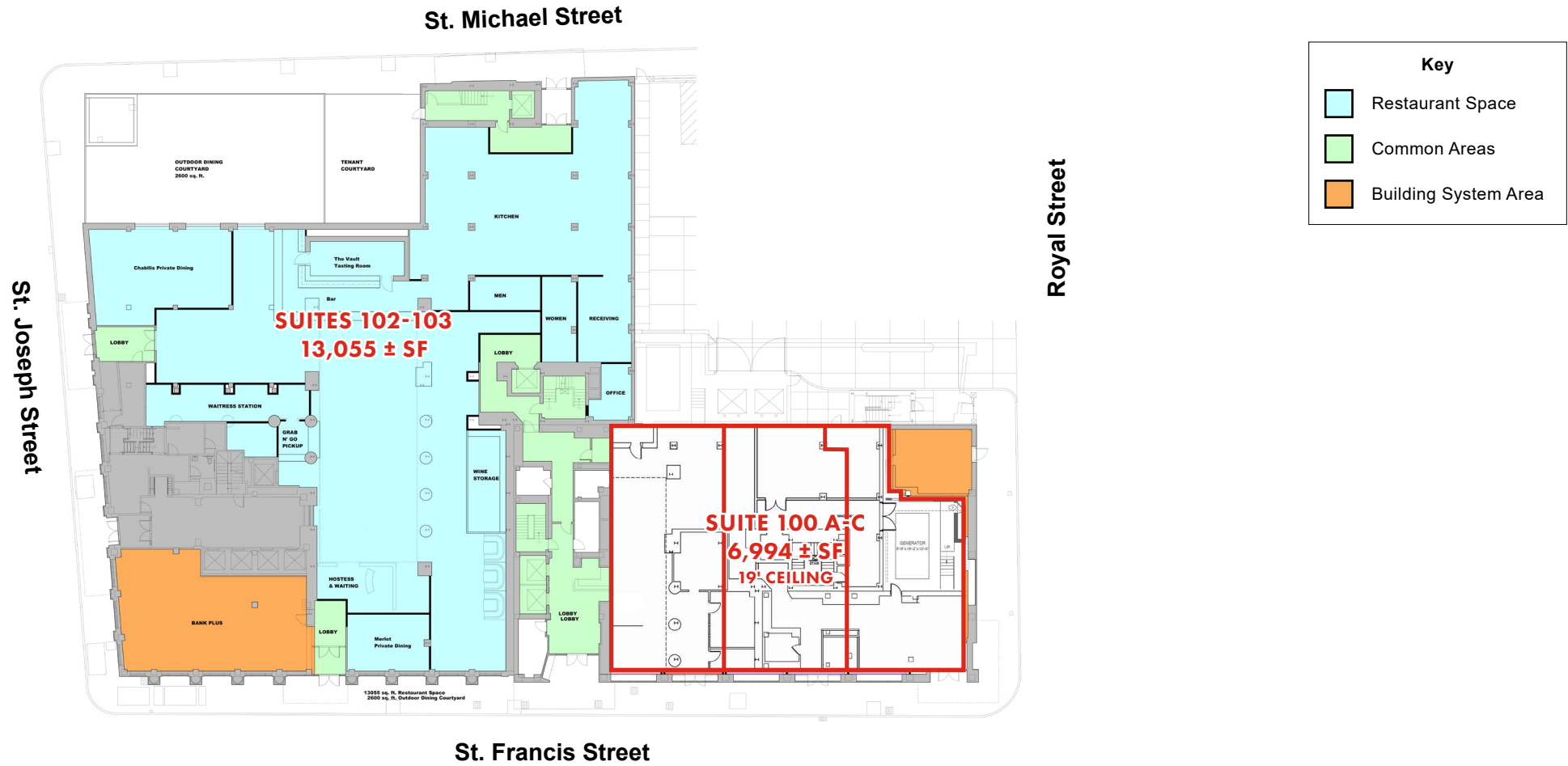
Proposed Division Plan/Existing Layout *Conceptual need not be built*



Suites 102-103 contiguous up to 13,055 ± SF

Suite 100 contiguous up to 12,384 ± SF

Large Restaurant Conceptual Plan *Conceptual need not be built*

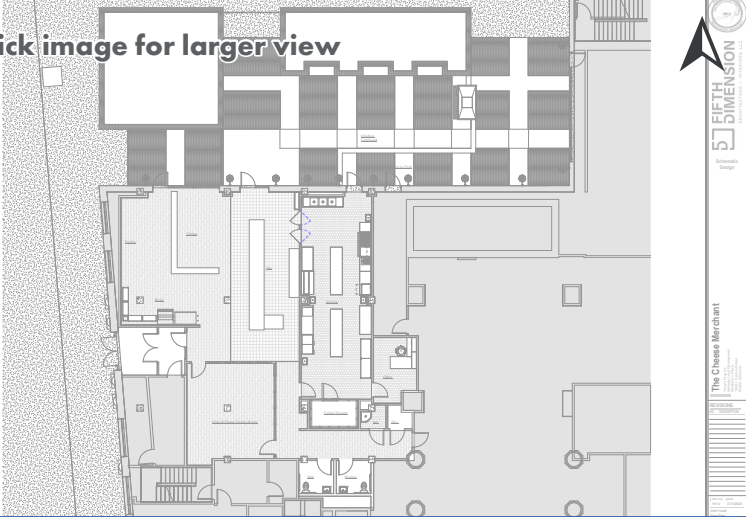


Suites 102-103 contiguous up to 13,055 ±SF

Suite 100 contiguous up to 12,384 ± SF

COVER SUMMARY SITE PLAN AREA INFO FLOOR PLAN CONCEPTUAL PLAN SUITES 102-103 SUITE 100 ECONOMY

Click image for larger view



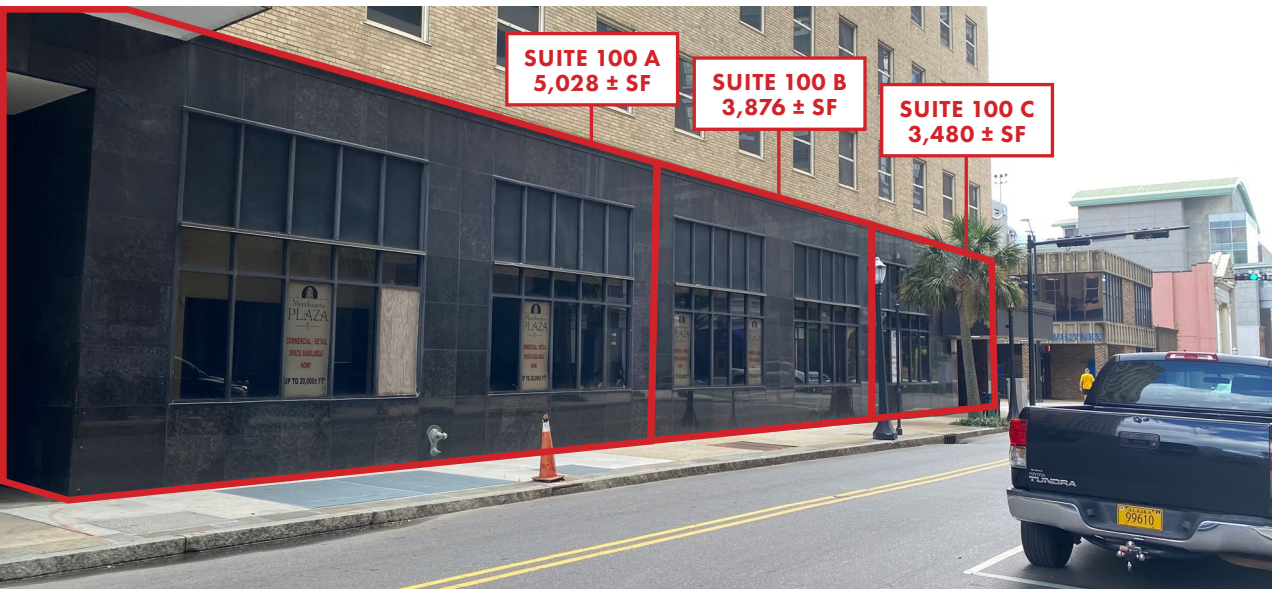
SMALL RESTAURANT WITH COURTYARD USAGE CONCEPTUAL 3,623 SF
 CONCEPTUAL NEED NOT BE BUILT



COURTYARD CONCEPTUAL
 CONCEPTUAL NEED NOT BE BUILT



COVER	SUMMARY	SITE PLAN	AREA INFO	FLOOR PLAN	CONCEPTUAL PLAN	SUITES 102-103	SUITE 100	ECONOMY
-------	---------	-----------	-----------	------------	-----------------	----------------	-----------	---------



COVER	SUMMARY	SITE PLAN	AREA INFO	FLOOR PLAN	CONCEPTUAL PLAN	SUITES 102-103	SUITE 100	ECONOMY
-------	---------	-----------	-----------	------------	-----------------	----------------	-----------	---------

MOBILE, AL ECONOMIC HIGHLIGHTS

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future.

With a population of 429,287, the Mobile Bay region is Alabama's third-largest metro area. Mobile County, the second-largest county in the state, has 413,891 residents. The population for the city of Mobile is 186,225.

Situated in south Alabama at the junction of I-10 and I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports, more than 15,000 miles of inland waterways, 5 Class-1 railroads, and the Port of Mobile (the 10th largest port by volume in the U.S.), Mobile keeps business on the move.

Between 2018 and 2021, Mobile's economic development efforts garnered \$2.06 billion in capital investment and over 2,000 jobs for new and existing area companies.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Mobile is home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	3,525	31,072	75,238
 EMPLOYEE TOTAL	18,058	41,468	73,076
 DAYTIME POPULATION	20,285	54,619	104,660