



Flex Space **FOR SALE**

High Exposure mixed use property right on a busy corner of Dauphin Island Parkway and Staples Rd. with over an acre of frontage for thousands of daily traffic. Empty side lot is perfect for showing merchandise, multiple office rooms in the front with a spacious storeroom and warehouse towards the back, including a two story garage with roller doors for storage or maintenance bays.



- 1.03 ACRES**
- 6,800+ SQFT**
- OFFICE SPACE**
- RETAIL ACCESS**
- FLEXIBLE LAYOUT**
- ZONED B-3 & B-2**
- METAL ROOF**
- HIGH VISIBILITY**



Prime Location on Dauphin Island Parkway
Corner Lot Included + Garage Warehouse

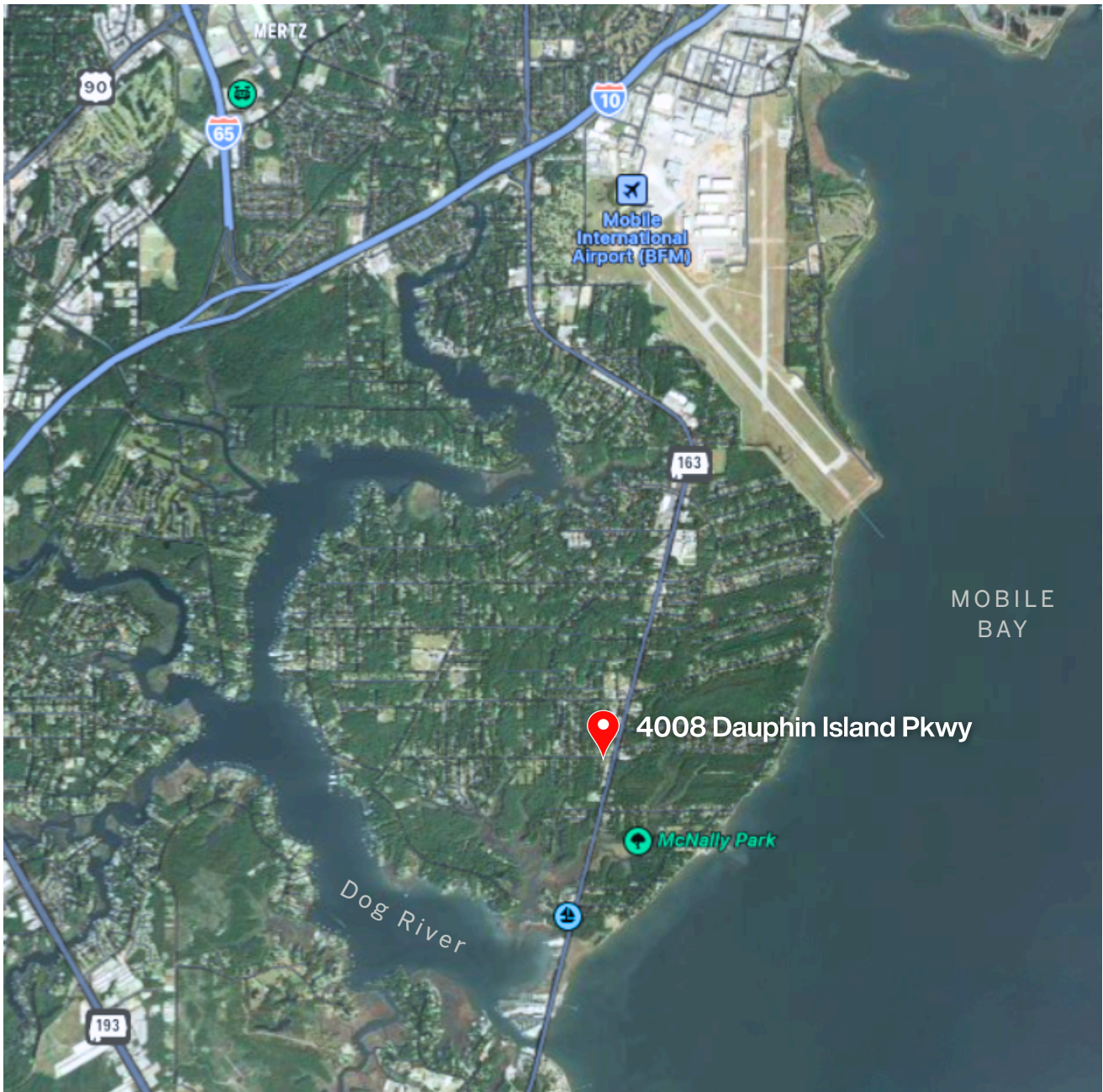
OFFERED AT
\$550,000

CALL FOR MORE INFORMATION

 **251-656-3635**



Kenley.Cutts@SothebysRealty.com



PRIME REAL ESTATE IN THE HEART OF

MOBILE'S ONLY COASTAL COMMUNITY

Positioned just north of Dog River, this property sits in a commercially underutilized stretch of Dauphin Island Parkway—offering easy access and daily exposure to thousands of people. It's a rare chance for an ambitious business to anchor the area and turn high traffic into high impact.