



AVAILABLE

Historic Downtown Mixed-Use
413-415 Dauphin Street
Mobile, AL 36602



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PROPERTY OVERVIEW

In the heart of Downtown, the iconic former Hoffman Furniture building offers a rare opportunity for businesses seeking both visibility and authenticity in the middle of Mobile's premier entertainment corridor.

With spaces ranging from 1,100 to 17,000 square feet, the buildings can accommodate a variety of uses, from boutique retail and restaurant concepts to creative office and hospitality. Featuring historic architectural character, a proposed landscaped courtyard, and select units offering Dauphin Street balconies, this property provides a truly unique setting. Flexible boutique commercial space is available for lease or sale, with the ability to carve out custom suites to suit your vision.



LOCATION

413 - 415 Dauphin Street
Mobile, AL 36602



AVAILABLE SPACE

1,100 - 17,000 SF



LEASE/SALE

Flexible - Sale or Lease
NNN - Negotiable



ZONING

T.5.1 - Mixed Use
Med Density

AREA MAP



RSA Tower

Mobile Amtrak

Alabama Cruise Terminal

Convention Center

Mardi Gras Park

Govt. Plaza

The Admiral Hotel

Downtown Capital Projects

- **St. Louis Street Complete Streets Program** – street rebuild, utility upgrades, landscaping – \$17mm investment
- **Civic Center Redevelopment** – supporting large-scale concerts, sports, conventions, and Mardi Gras balls – \$300mm investment.
- **Columbia Landing** – 52 unit residential project with ground floor retail located on St. Louis Street– \$12mm investment
- **Proposed hotel at 250 St. Francis Street** – 140 room Home2Suites
- **Proposed Mobile Bay Bridge**

Holiday Inn

Bienville Square

Hilton Garden Inn

Dauphin Street

St. Francis Street

St. Michael Street

St. Louis Street

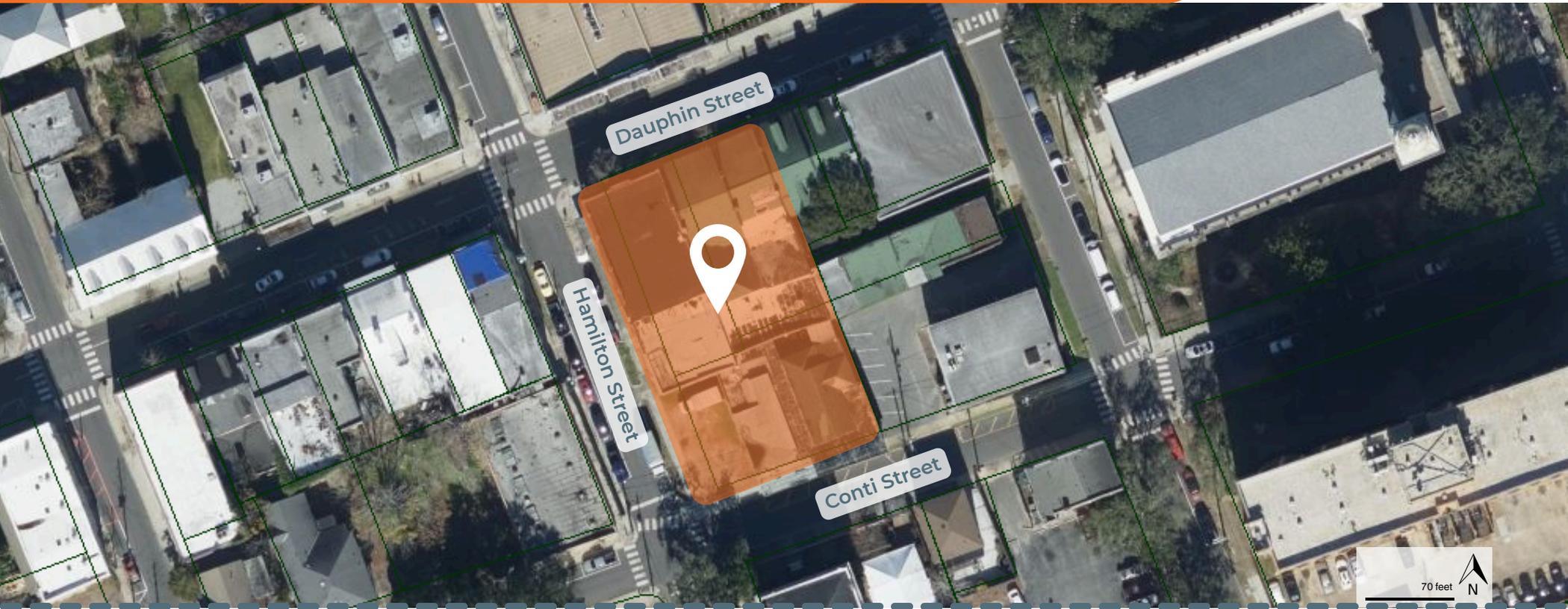
SITE

Civic Center

Franklin Street

Hamilton Street

AERIAL AND DEMOGRAPHICS



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Current Population (2025)	6,700	44,000	555
5-Year Population (2030, est.)	000	555	555
Population Growth (5-yr)	000	555	555
Median Household Income (current)	000	555	555
Average Household Income (current)	000	555	555

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Daily Downtown Population → **22,000**
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Hotel Performance (Downtown) → **66-70% avg. occupancy**
ADR \$140-160
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Visitor Volume (Mobile County) → **3.9 million annual visitors**
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Hospitality Demand Drivers → **Cruise passengers, conventions, corporate travel, regional events, heritage tourism**