Leasing Package

260 Dauphin Street
Mobile, AL 36602

A Retail Incubator…
Helping you grow your Retail Business in Downtown Mobile, Alabama

For more information:

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Project Summary

- We are part of the Springboard to Success, a not-for-profit organization. Our mission is “To provide an educational and supportive environment for start-up and expanding, early-stage, independent businesses to succeed.” Our initial efforts have been focused on the need for retail and retail entrepreneurs in Downtown Mobile.

- We are recruiting startup and existing retailers who would like to have a Downtown Mobile location, but have concerns about high startup costs, staffing, management, and the risk of a long term lease with a standalone storefront of their own.

- We are actively seeking retailers looking to share in the excitement, growth, and transformation of Downtown Mobile.

- We offer the following benefits to Retailers:
  - Staffing & on-site Management
  - Rent includes utilities, taxes & insurance
  - Point-of-Sale System
  - Telephone & internet
  - Open 48 hours per week plus select special events

- As part of the Springboard to Success, our tenant businesses receive education & training opportunities customized to their needs. Offerings include:
  - Business Plan development (including startup costs and annual budgeting)
  - Marketing & merchandising
  - Inventory management
  - Revenue growth and expense control
  - Expansion plans
  - Management and hiring

Lease term: minimum 6 months
Space size: Minimum 100 SF and no maximum
Lease rate: $5.00 per SF per month
Deposit: One month’s rent
Tenant responsibility: inventory, merchandising, and additional marketing
Fact Sheet

Location: 260 Dauphin Street

Cross Streets: Between Jackson and Joachim Streets

Space Available: Up to 2,300 Square Feet +/-

Building Size: 3,200 Square Feet +/-

Asking Rent: $5.00 per Square Foot per Month

CAM/Taxes: Included (also includes staffing, utilities, POS; open 48 hours/week)

Daytime Workers: 20,000 people work in downtown Mobile

Visitors: over 2,000,000 visitors come to Mobile annually

Traffic Generators: 1065 Music Festival, Mardi Gras, Convention Center, Civic Center, Saenger Theatre, Farmer’s Market, MoonPie drop, Art Walk and Arts Alive

Hotel Rooms: > 1,480

Residents: over 38,000 residents live within a 3-mile radius

Traffic Counts: I-10 76,000 Dauphin Street 5,000

Neighboring Restaurants/Retail: TP Crockmier’s (family restaurant), Hero’s (sports bar), Mediterranean Sandwich Company (sandwich shop), LoDa Bier Garten (German Restaurant, Beer Garden, Bar & Grill), Hayley’s (barroom), Boo Radley’s (nightclub), Brickyard (barroom), Soul Kitchen (live music), Pat’s (pub), and The Crescent Theater (movies).
2015 Population Projection

<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
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<tbody>
<tr>
<td>1 Mile</td>
<td>24,089</td>
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<tr>
<td>5 Mile</td>
<td>82,194</td>
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