

urbanemporium

Leasing Package

260 Dauphin Street
Mobile, AL 36602

on dauphin

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:	\$5.40 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: \$5.40 per Square Foot per Month

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

Daytime Workers: 22,000 people work in downtown Mobile

Visitors: over 3.2 Million visitors come to Mobile annually

Traffic Generators: MOB Music Festival, South Sounds Music Festival, Mardi Gras, Senior Bowl, Convention Center, Civic Center, Saenger Theatre, Farmer's Market, MoonPie drop, Art Walk, and the Carnival Cruise Line : 250,000 passengers annually

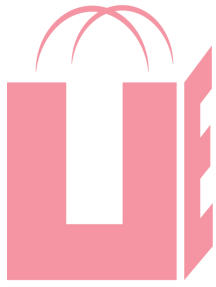
Hotel Rooms: > 1,600 walkable rooms in downtown Mobile

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

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

Average Spending: > 1.2 billion spent by visitors annually

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), A;chemy Tavern (bar/karaoke), Brickyard (barroom), Soul Kitchen (live music), and Pat's (pub), The Crescent Theater (movies), Back-flash Antiques (vintage shopping) Olde Mobile Antiques Gallery.



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2012 Population Projection

1 Mile
25,892

5 Mile
83,639



Background Information on Urban Emporium Store Director

Kati Lovvorn

- ◇ The UE Store Director has a varied retail background
- ◇ She has been with the UE for over four years now
- ◇ Her expertise in retail includes entrepreneurship, incentive based performance, real estate property management, leasing, POS selection and implementation, event driven marketing, and merchandising 20+ tenants
- ◇ Event planning and fundraising for Springboard to Success