

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

<b>Lease term:</b>	<b>minimum 1 year lease</b>
<b>Space size:</b>	<b>Minimum 100 SF and no maximum</b>
<b>Lease rate:</b>	<b>\$6.50 per SF per month</b>
<b>Deposit:</b>	<b>One month's rent</b>
<b>Tenant responsibility:</b>	<b>inventory, merchandising, and additional marketing</b>



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## 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:** \$6.50 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

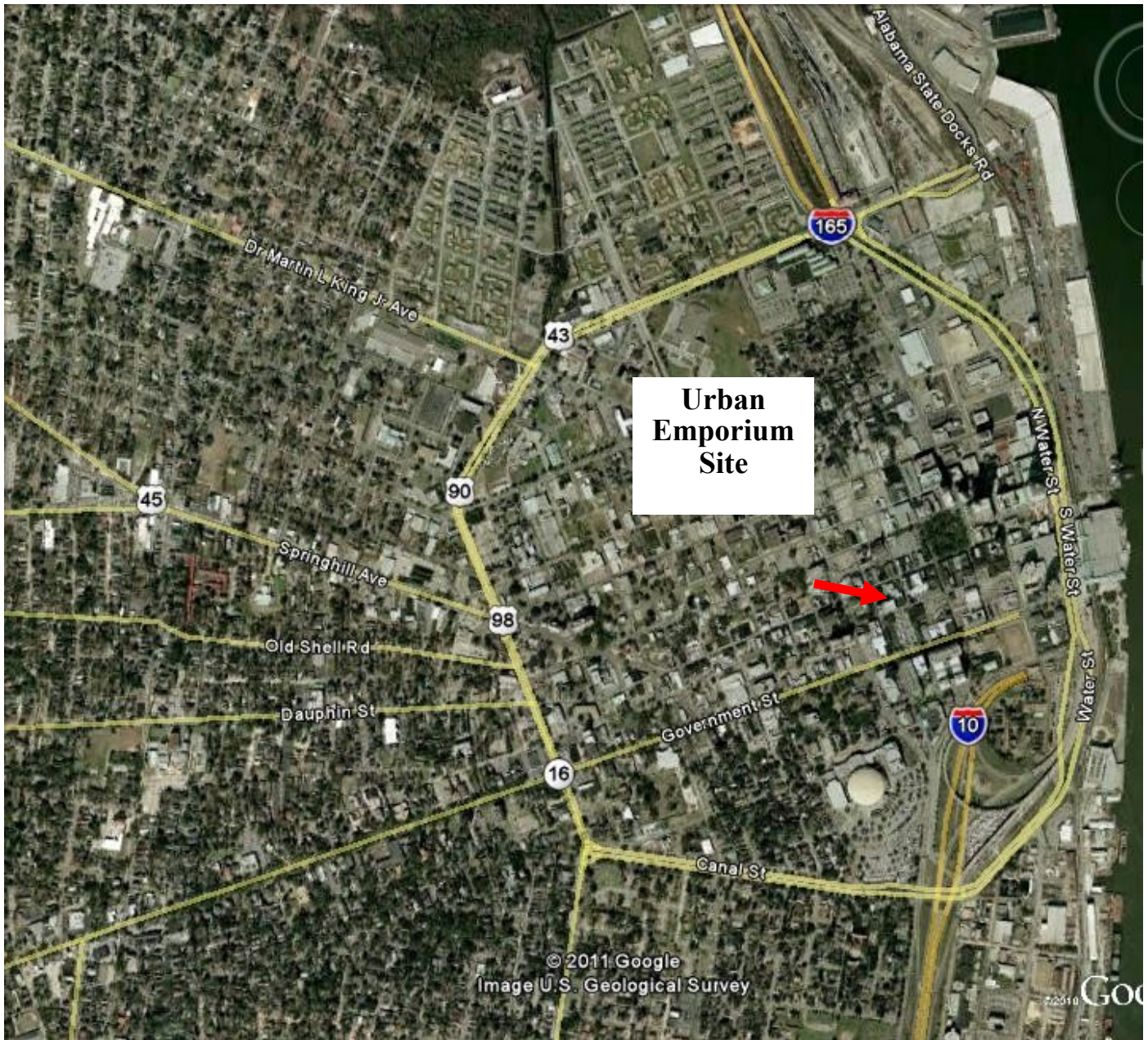
**Average Spending:** > 1.2 billion spent by visitors annually

**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), Mo'Bay Beignet Co., Hayley's (barroom), Alchemy Tavern (bar/karaoke), Brickyard (barroom), Soul Kitchen (live music), and Pat's (pub), The Crescent Theater (movies), Bienville Souvenir & Gifts (gift shop), Olde Mobile Antiques (shopping).



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**Urban  
Emporium  
Site**



2012 Population Projection

1 Mile  
25,892

5 Mile  
83,639