



THE SHOPPES AT MIDTOWN



Project Highlights

- Proposed Mixed-Use Development featuring 8,250 SF of Restaurant and Retail Space
- 20 Class A Residential Lofts
- Common Outdoor Seating
- Ample parking provided onsite to accommodate 3,800 SF or Restaurant Space in combination with 4,450 SF of Retail
 - 10/1000 for up to 3,800 SF of Restaurant
 - 3/1000 for up to 4,450 SF of Retail
 - 1 per Bedroom for Residential
- Walking Distance to Mobile Infirmary and USA Hospital – 6,500 Employees Combined

Area Demographics

- 1 - Mile Radius: 10,402
- 3 - Mile Radius: 70,123
- 5 - Mile Radius: 124,568
- Average Income in 1 Mile: \$76,410



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DEVELOPMENT

For information, please contact:
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This information contained herein was obtained from sources deemed to be reliable; however Hamilton & Company, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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Midtown Area Profile

- **Area Retailers and Restaurants**
 - Publix, Walgreens, Dew Drop Inn, Nixon's Restaurant, Dunkin Donuts, AT&T, Taco Mama, Rock 'n Roll Sushi, Simple Greek, G Harvell Clothiers, Wells Fargo, Polish Boutique, and more
- **Major Employers**
 - Mobile Infirmity Hospital - Less than 1/2 a mile away
 - Infirmity Health System's largest campus including a full hospital with 704 beds, a 54,000 SF health club, and various medical office buildings home to a wide variety of medical practices.
 - USA Women's & Children's Hospital/Mitchell Cancer Institute - Less than a mile away
 - Teaching hospital hosting hundreds of residents each year.



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