



**16,000 SF +/- Warehouse**  
**\$9 PSF NNN**  
27220 US Hwy 98 Daphne AL 36526



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# PROPERTY OVERVIEW

- Pricing: \$9 NNN PSF
- 16,000 SF of Distribution/Warehouse
- One ground level roll-up and four dock doors.
- Three phase power
- Total Land Area: 3 +/- Acres
- Located Just Off Highway 98
- Just South of Walmart and I-10
- Located in Alabama's Fastest Growing County by Population Growth
- Baldwin County is the #1 County in Alabama for "Incoming Business Development" for the 4<sup>th</sup> year in a row

Herrington Realty is pleased to present an exclusive opportunity to lease a rare +- 16,000 SF warehouse/distribution facility in Daphne AL. The property is just off Highway 98 and only a couple minutes south of the Interstate. The property is split into two section with the retail storefront comprising approximately 24,000 SF with the Warehouse portion being approximately 16,000 SF. The subject property is in Daphne, Alabama market, situated along the eastern shore of Mobile Bay which provides easy access to major highways and the major city of Mobile. Baldwin County, home to Daphne, is one of the fastest-growing counties in Alabama with a thriving economy and increasing population. This growth, coupled with the Daphne's high quality of life and supportive business environment ensures a strong customer base and promising potential for commercial success.



# Property Photos



# Property Photos



# Retail Aerial



**Walmart** Save money. Live better. **ROUSES MARKETS**

WELLS FARGO ALDI Firestone COMPLETE AUTO CARE CVS Trustmark BANKING · INVESTMENTS · INSURANCE



29,500 VPD 

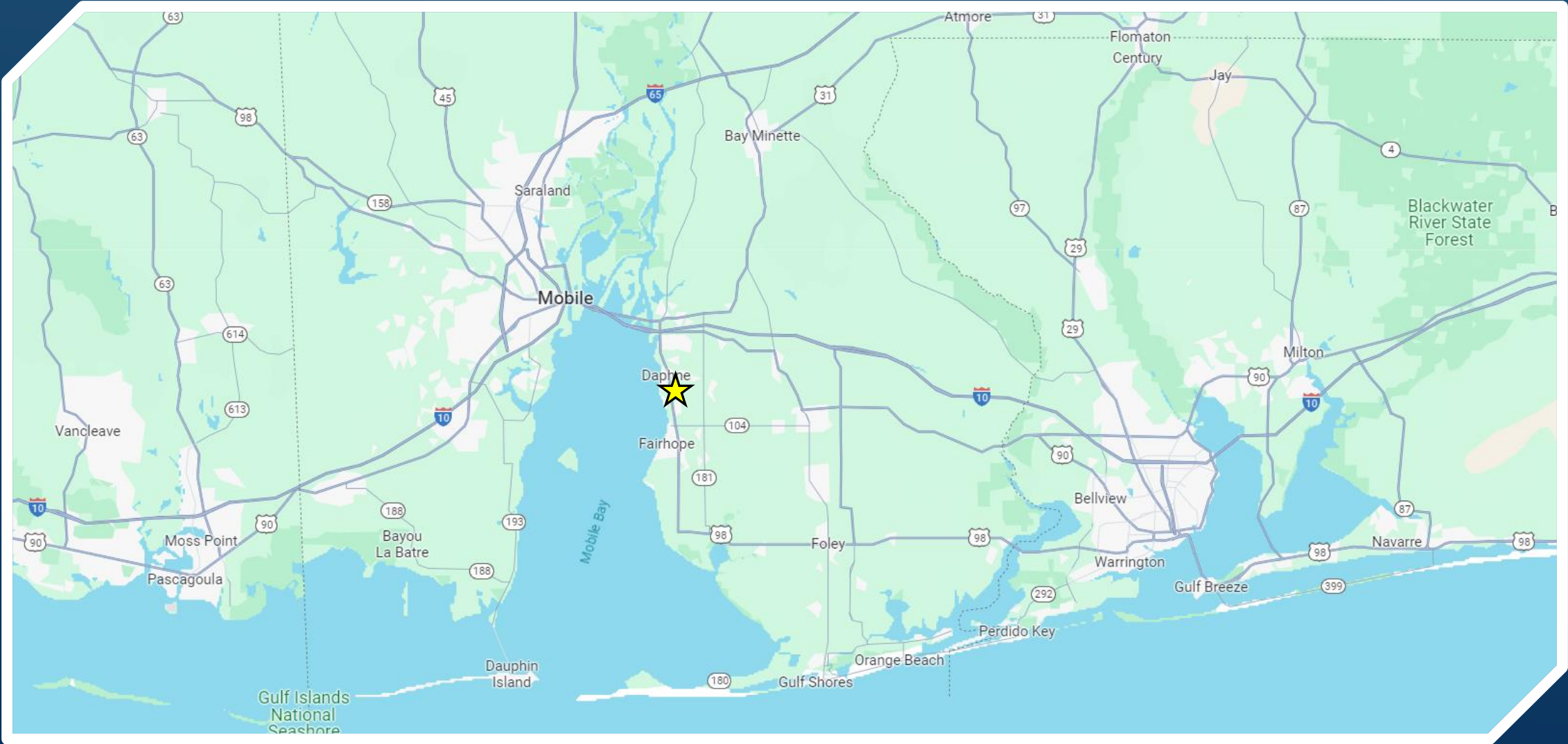
**TARGET** Chick-fil-ly Advance Auto Parts

verizon POPEYES SONIC CHIPOTLE MEXICAN GRILL

EXPRESS OIL CHANGE 10 MINUTE SERVICE WAFFLE HOUSE O'Reilly AUTO PARTS



# Property Location



## Daphne, Alabama

Nestled on the eastern shore of Mobile Bay, Daphne, often referred to as the "Jubilee City," offers a vibrant community atmosphere with a prime location for commercial ventures. With its convenient access to Interstate 10 and proximity to major cities like Mobile and Pensacola,

Daphne is an attractive hub for retail, hospitality, and industrial projects. The city's blend of scenic beauty and business-friendly environment, complemented by competitively priced commercial real estate, makes it a desirable destination for investors. The supportive local government actively promotes growth through various incentives, creating a welcoming atmosphere for businesses looking to expand.

Daphne, a jewel of Baldwin County, is renowned for its beautiful waterfront and outdoor recreational opportunities. As part of the rapidly growing Eastern Shore region, Daphne has seen significant population growth and development, attracting new residents with its quality of life and community spirit. According to the 2019 Census,

Baldwin County, where Daphne is located, boasts a population exceeding 223,000 people, making it the largest county in Alabama by area. The pristine waters of Mobile Bay and the city's well-maintained parks and trails continue to draw both residents and tourists alike.

Designated areas of Baldwin County have received the "Outstanding Alabama Water" recognition from the Alabama Environmental Management Commission, highlighting the exceptional environmental quality of the region. As Daphne continues to grow, its commitment to preserving natural beauty while fostering economic development ensures it remains a top destination for years to come.

## Demographics

### POPULATION GROWTH BY MUNICIPALITY

Municipality	2018 Population	Percentage Growth Last 5 Years	Total Growth Last 5 Years
Bay Minette	9,291	5.8%	508
Daphne	26,506	13.4%	3,139
Elberta	1,723	8.0%	128
Fairhope	22,085	21.4%	3,893
Foley	18,928	15.0%	2,475
Gulf Shores	12,517	9.8%	1,113
Loxley	2,546	50.2%	851
Magnolia Springs	816	7.1%	54
Orange Beach	6,114	7.8%	445
Perdido Beach	643	8.4%	50
Robertsdale	6,838	11.0%	679
Silverhill	997	34.5%	256
Spanish Fort	8,985	19.0%	1,435
Summerdale	1,511	59.9%	566

Source: U.S. Census Bureau



Since 2010, **OVER 94%** of Baldwin County's population growth is a result of **INTERNATIONAL AND DOMESTIC MIGRATION.**

Source: PARCA

Since 2010, Baldwin County had **33,655 INTERNATIONAL AND DOMESTIC RESIDENTS** migrate into the county—**ALMOST 12,000** more than the next Alabama county.

Source: PARCA

### NOTEWORTHY

- ★ Baldwin County is home to 4 of Alabama's **TOP 10 FASTEST GROWING CITIES** with over 10,000 residents. Source: U.S. Census Bureau
- ★ In 2018, Baldwin County became **ALABAMA'S 5TH LARGEST COUNTY** and is projected to become the state's **4TH LARGEST COUNTY BY 2020**. Source: U.S. Census Bureau
- ★ 8 of Baldwin County's 14 municipalities have **GROWN MORE THAN 11%** over the last 5 years. Source: U.S. Census Bureau

### LARGEST COUNTIES IN ALABAMA

Rank	County	2018 Total Population
1	Jefferson	659,300
2	Mobile	413,757
3	Madison	366,519
4	Montgomery	225,763
5	<b>Baldwin</b>	<b>218,022</b>
6	Shelby	215,707
7	Tuscaloosa	208,911
8	Lee	163,941
9	Morgan	119,089
10	Calhoun	114,277

Source: U.S. Census Bureau

Baldwin County's 22,580 net new residents since 2012 are equivalent to **37% OF ALABAMA'S TOTAL NET POPULATION GROWTH.**

Source: U.S. Census Bureau