

# Fairhope Office Warehouse Space

9244 U.S. 98 FAIRHOPE, AL 36532



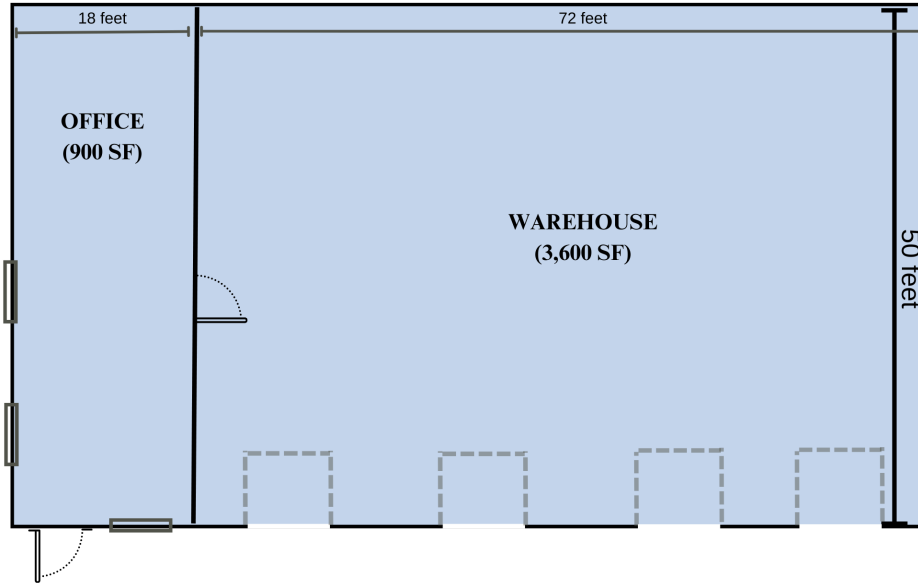
**Crawford Stitt**

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Fairhope Office Warehouse Space

**Unit C**  
4,500 square feet



Lease Rate	\$15.00 SF/YR
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**OFFERING SUMMARY**

Building Size:	4,500 SF
Available SF:	4,500 SF
Number of Units:	1
Year Built:	2024
Zoning:	Unzoned in the County
Traffic Count:	7,288

**PROPERTY OVERVIEW**

New office warehouse space on HWY 98 in Fairhope available late April of 2024. 4,500 sqft. available for a single tenant. Building will have same appearance as adjoining building seen in listing photos.

This 4,500 sqft. single tenant building will be configured with 900 sqft. of office and 3,600 sqft. of warehouse. See above floor plan for reference. Landlord concessions are negotiable. A portion can be leased as well but only one tenant is allowed per Baldwin County density requirements. Warehouse space will have roll up doors. Tenant will be allowed signage on the building facade and monument sign at road. The landlord has plans to landscape and pave the gravel parking lot.

The existing multi tenant building is home to Finnir Finish and Southern Marine Co. creating great retail/sales syndication.

**LOCATION OVERVIEW**

Located along Alabama's Coastal Connection (US Highway 98) halfway between Fairhope and Foley; it's an easy 20 minutes to either city. Baldwin county is one of the fastest growing counties in Alabama and the nation.

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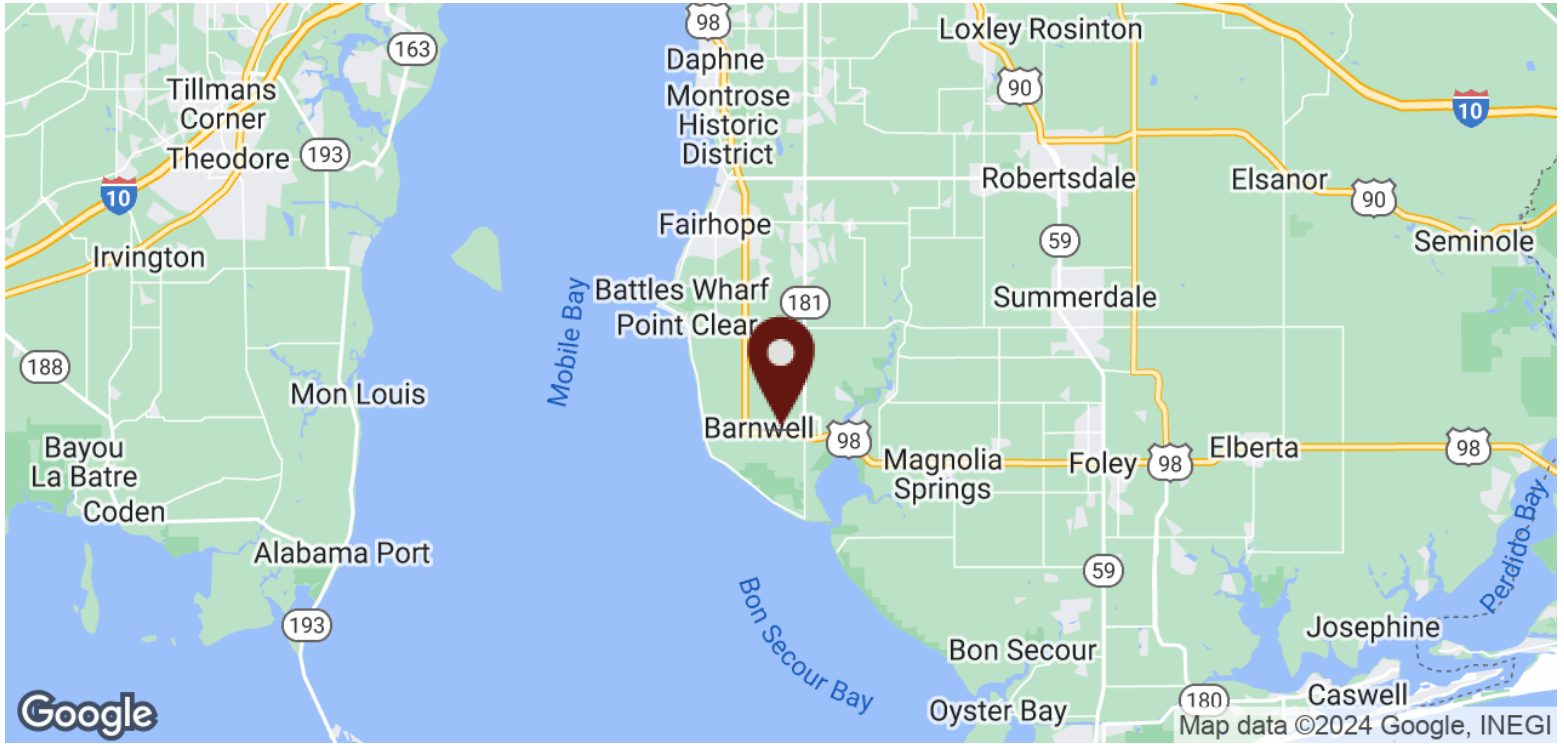
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POPULATION	3 MILES	5 MILES	10 MIL
Total Population	4,407	11,118	53,000
Average Age	50.6	48.9	48.9
Average Age (Male)	51.3	49.2	49.2
Average Age (Female)	50.5	48.3	48.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MIL
Total Households	2,091	5,103	20,000
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$90,401	\$85,712	\$78,000
Average House Value	\$306,443	\$346,805	\$250,000

\* Demographic data derived from 2020 ACS - US Census



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