

SUMMARY

FLOOR PLAN

LOCATION AERIALS

DEMOGRAPHICS

FOR LEASE NEW CONSTRUCTION

PROPERTY SUMMARY

Great opportunity to secure retail space in the heart of Downtown Fairhope. Located at 412 Fairhope Avenue, the new building will consist of ground floor retail, with two residential units on the upper two floors. Construction is underway, with completion anticipated early 2024. The available space will consist of approximately 1,940 square feet, with 23' of frontage on Fairhope Avenue. Ceiling height is approximately 11'-6". The space will have a spacious showroom, and separate area for storage/office. One (1) ADA restroom will exist. Contact Stirling for additional information.

AVAILABLE SPACE

- 1,940 ± SF

BASE RATE

- \$40.00 PSF NNN

TRAFFIC COUNT (ADT 2021)

- On Fairhope Avenue, at site: 11,551
- On Section Street, north of site: 27,470



NEARBY BUSINESSES

Wok by d'Bay, Honey Baked Ham, Refuge Coffee, Fairhope Public Library, Gigi & Jay's, 7 South, Julwin's, Hampton Inn, Coastal Alabama Community College, Another Broken Egg Cafe

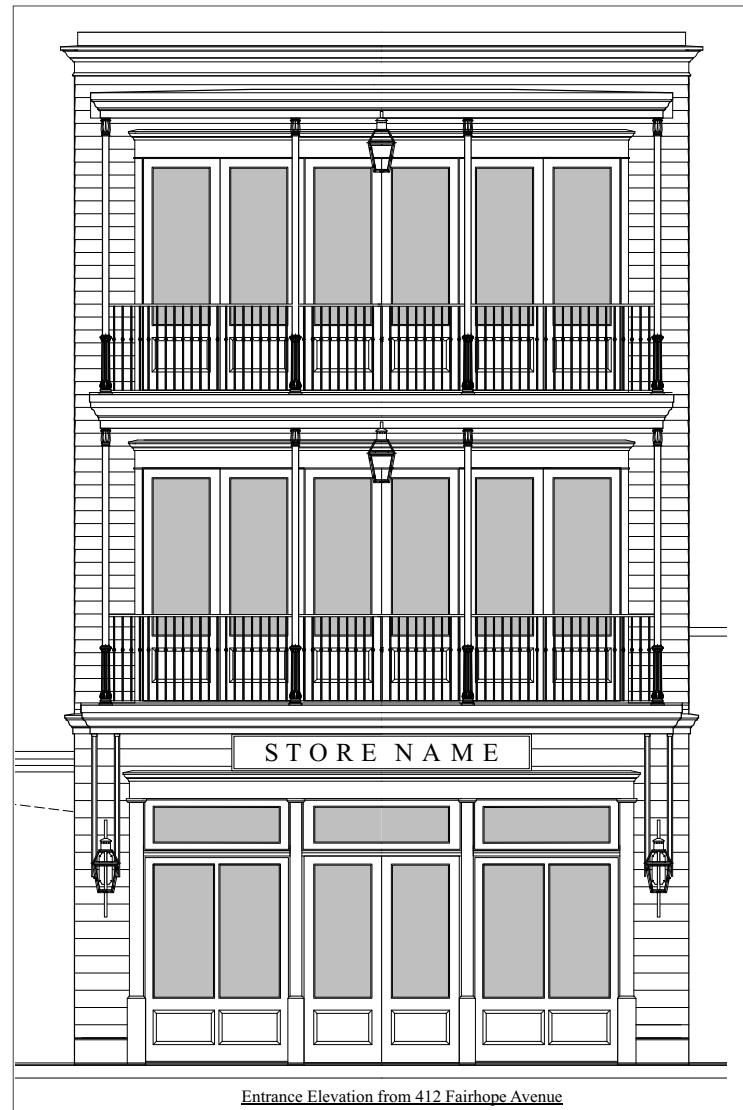
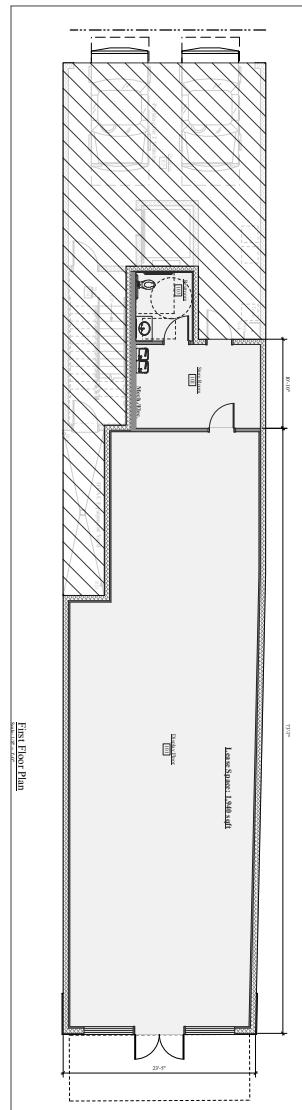
SUMMARY

FLOOR PLAN

LOCATION AERIALS

DEMOGRAPHICS

Click images for larger view



stirling

JEFF BARNES, CCIM

Office: 251-375-2496

Direct: 251-975-8222

jbarnes@stirlingprop.com

NEW RETAIL IN DOWNTOWN FAIRHOPE

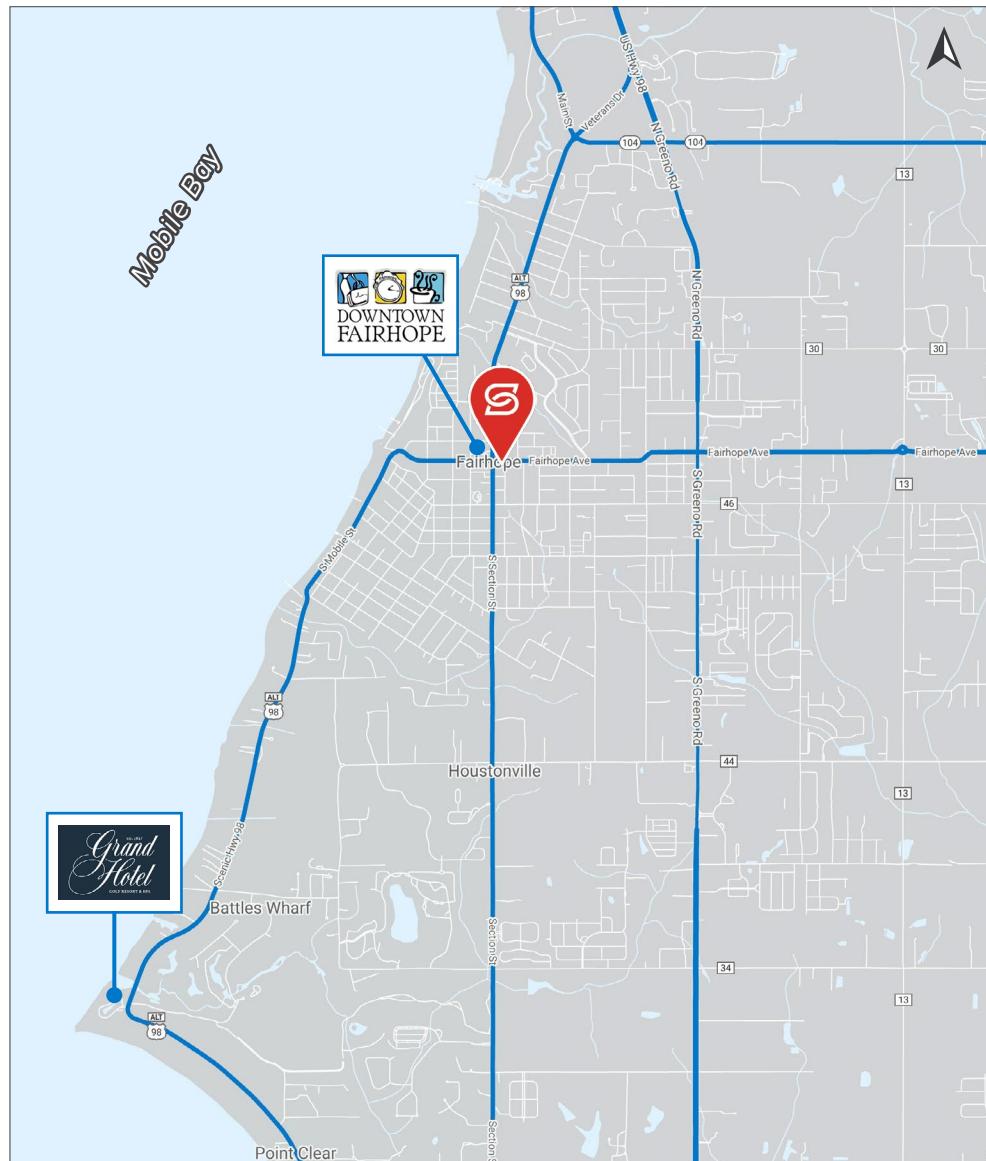
412 Fairhope Avenue, Fairhope, AL

SUMMARY

FLOOR PLAN

LOCATION AERIALS

DEMOGRAPHICS



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 2/23

SUMMARY

FLOOR PLAN

LOCATION AERIALS

DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

KEY FACTS

 **21,945**
POPULATION

48.1
MEDIAN AGE

 **2.3**
AVERAGE
HOUSEHOLD
SIZE

 **\$107,299**
AVERAGE HOUSEHOLD
INCOME

 **38,943**
POPULATION

46.4
MEDIAN AGE

 **2.4**
AVERAGE
HOUSEHOLD
SIZE

 **\$113,682**
AVERAGE HOUSEHOLD
INCOME

 **90,750**
POPULATION

43.3
MEDIAN AGE

 **2.4**
AVERAGE
HOUSEHOLD
SIZE

 **\$101,649**
AVERAGE HOUSEHOLD
INCOME

EDUCATION

 **19%**
HIGH
SCHOOL
GRADUATE

 **18%**
SOME
COLLEGE

 **48%**
BACHELOR'S/GRAD/
PROF DEGREE

 **20%**
HIGH SCHOOL
GRADUATE

 **18%**
SOME
COLLEGE

 **48%**
BACHELOR'S/GRAD/
PROF DEGREE

 **22%**
HIGH
SCHOOL
GRADUATE

 **20%**
SOME
COLLEGE

 **42%**
BACHELOR'S/GRAD/
PROF DEGREE

BUSINESS

 **1,292**
TOTAL
BUSINESSES

 **7,974**
TOTAL EMPLOYEES

 **1,804**
TOTAL
BUSINESSES

 **11,098**
TOTAL EMPLOYEES

 **3,406**
TOTAL
BUSINESSES

 **23,746**
TOTAL EMPLOYEES