

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

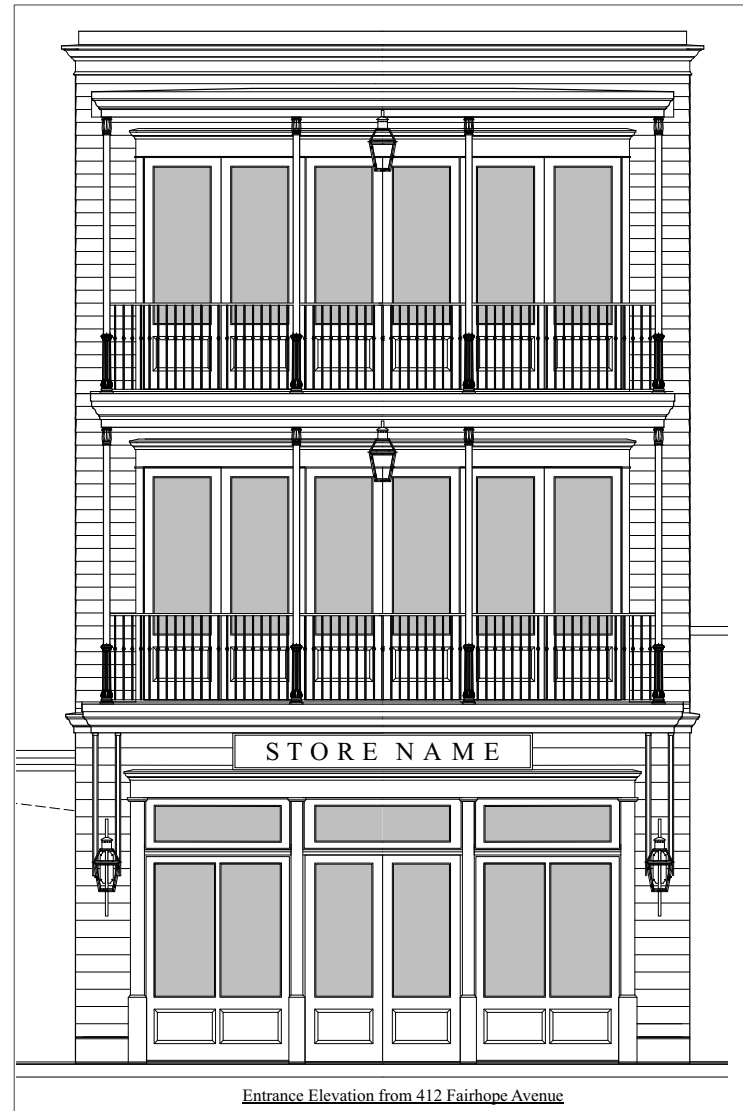
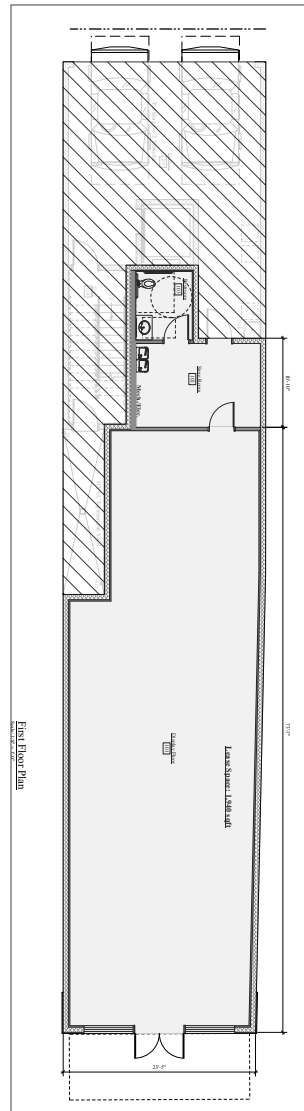
SUMMARY

FLOOR PLAN

LOCATION AERIALS

DEMOGRAPHICS

Click images for larger view



NEW RETAIL IN DOWNTOWN FAIRHOPE

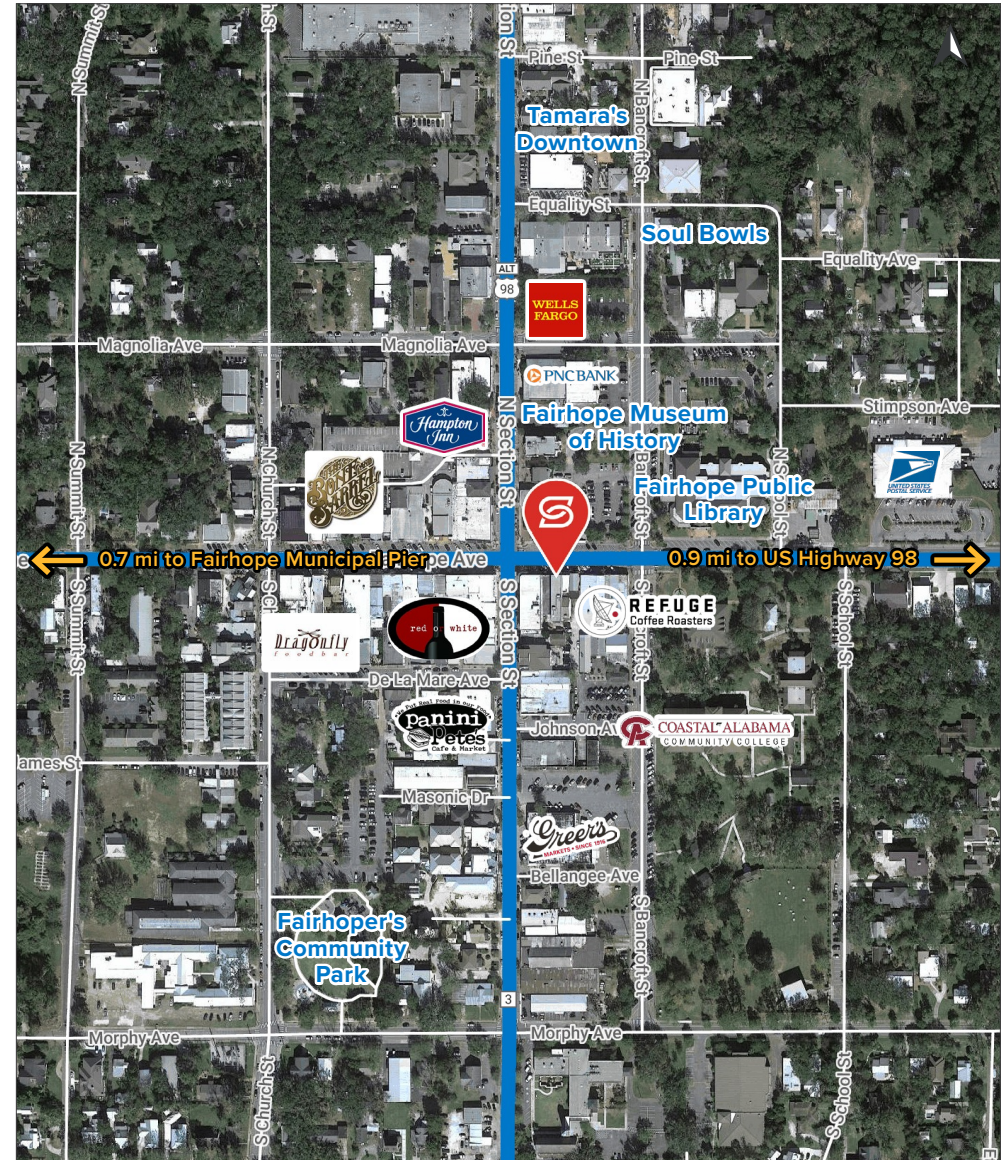
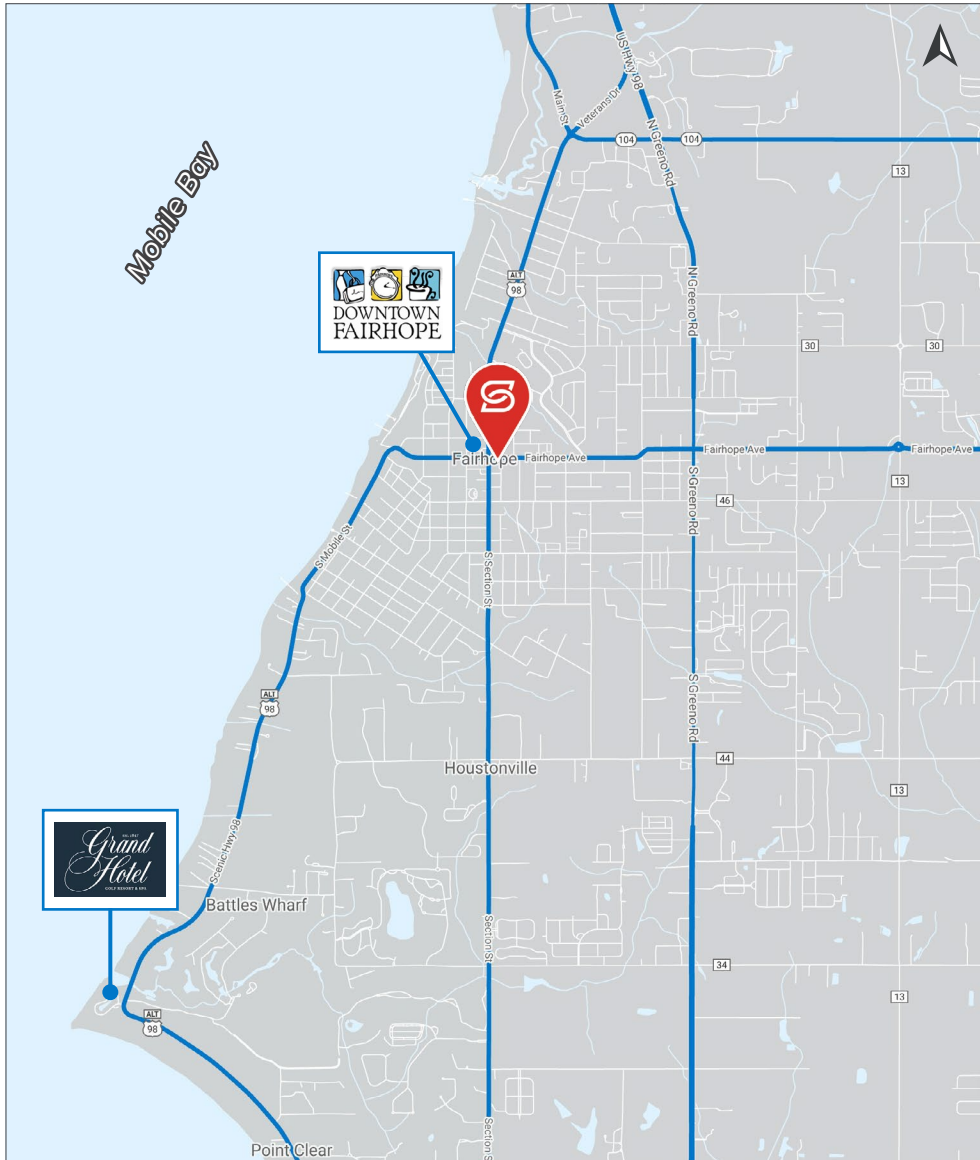
412 Fairhope Avenue, Fairhope, AL

SUMMARY

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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