

Woodrow Lane

4,399 SF OFFICE SPACE FOR
LEASE

29891 Woodrow Lane
Spanish Fort, AL 36527



Burt Arthur
Dodson Real Estate Group, LLC
Vice President
(256) 452-1476
burt@dodsonrealestate.com

 **DODSON REAL ESTATE**
— COMMERCIAL + HEALTHCARE —


DODSON
REAL ESTATE GROUP

THE SPACE

Location	29891 Woodrow Lane Spanish Fort, AL 36527
County	Baldwin
Cross Street	Hwy 181
Traffic Count	Over 25,000 VPD
Square Feet	4,399
Annual Rent PSF	\$24.00
Lease Type	NNN

Notes Landlord is offering a TI package based on term

HIGHLIGHTS

- Excellent visibility with 300' fronting Highway 181 in Spanish Fort
- Over 25,000 Vehicles Per Day
- B-2 Zoning
- Great Location for Medical or Office Use
- Suite was recently renovated and will be delivered as a cool vanilla shell with a TI package based on lease length.
- Access to On-Site Gym Facilities!
- Located in Baldwin County - one of the fastest growing counties in the nation with a 33.5% population increase between 2010 to 2022, and an unemployment rate of 2.1% which is 1.4% below the national average



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,548	23,446	49,719

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$134,932	\$110,744	\$111,596

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,190	8,977	19,403



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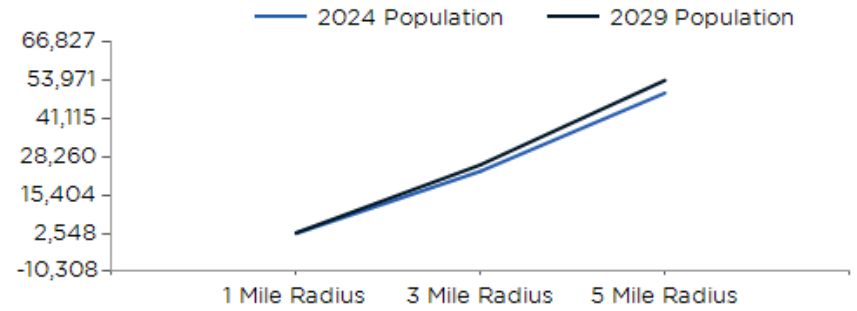
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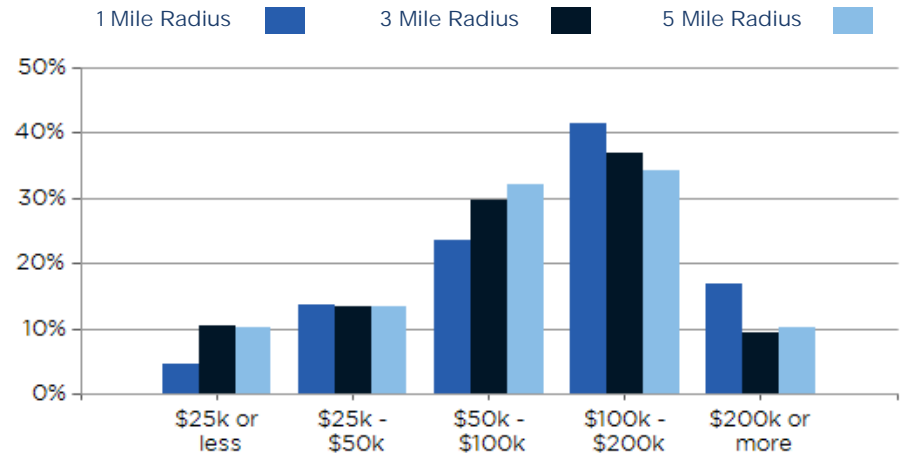
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	883	11,432	24,369
2010 Population	1,875	16,805	34,335
2024 Population	2,548	23,446	49,719
2029 Population	2,761	25,601	53,971
2024-2029: Population: Growth Rate	8.10%	8.85%	8.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	35	364	771
\$15,000-\$24,999	19	573	1,232
\$25,000-\$34,999	67	341	770
\$35,000-\$49,999	96	866	1,817
\$50,000-\$74,999	115	1,321	2,948
\$75,000-\$99,999	165	1,348	3,279
\$100,000-\$149,999	369	2,366	4,683
\$150,000-\$199,999	124	946	1,936
\$200,000 or greater	201	851	1,967
Median HH Income	\$108,525	\$92,580	\$89,706
Average HH Income	\$134,932	\$110,744	\$111,596

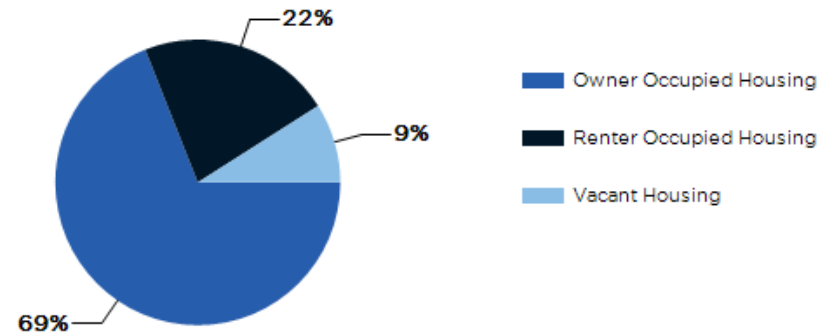
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	356	4,588	10,427
2010 Total Households	795	6,561	13,848
2024 Total Households	1,190	8,977	19,403
2029 Total Households	1,308	9,915	21,290
2024 Average Household Size	2.13	2.58	2.53
2024-2029: Households: Growth Rate	9.55%	10.05%	9.35%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

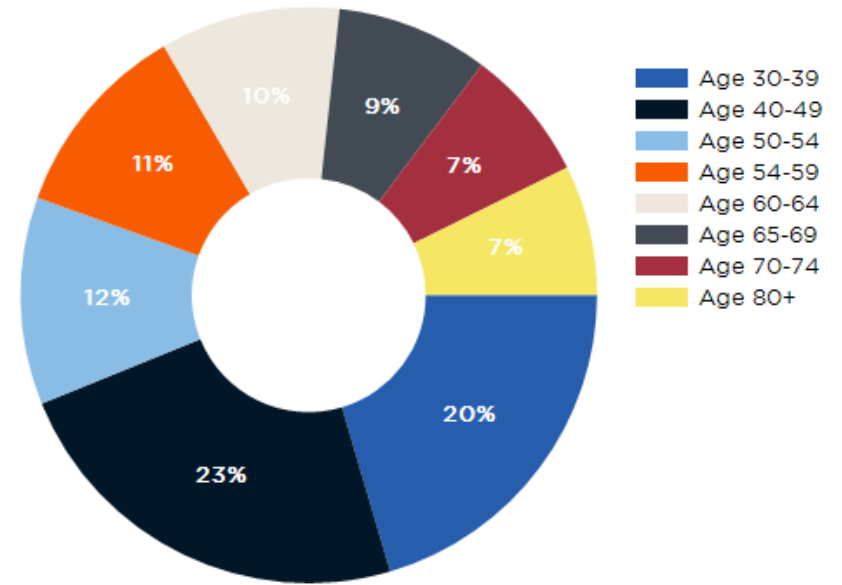


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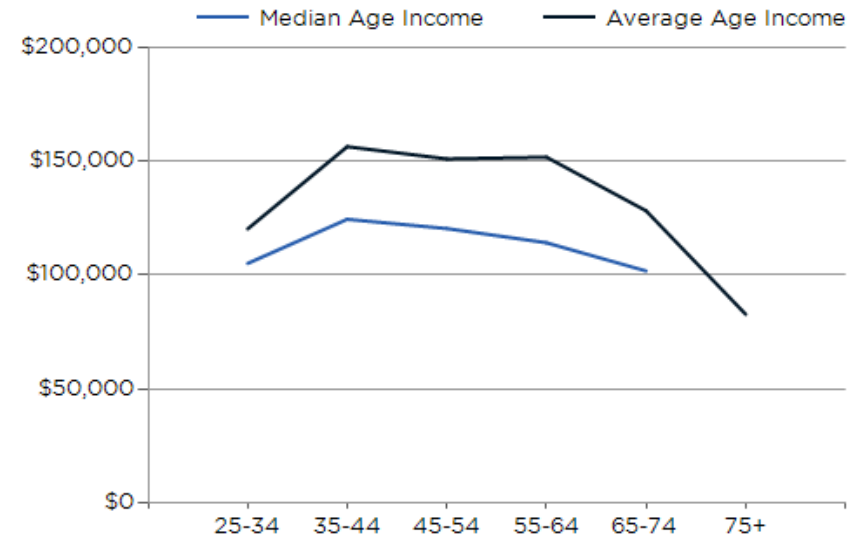


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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	144	1,528	3,296
2024 Population Age 35-39	172	1,644	3,474
2024 Population Age 40-44	189	1,712	3,636
2024 Population Age 45-49	173	1,547	3,193
2024 Population Age 50-54	180	1,552	3,287
2024 Population Age 55-59	172	1,392	2,928
2024 Population Age 60-64	156	1,372	2,912
2024 Population Age 65-69	132	1,221	2,658
2024 Population Age 70-74	115	1,032	2,212
2024 Population Age 75-79	113	829	1,820
2024 Population Age 80-84	68	526	1,100
2024 Population Age 85+	56	491	983
2024 Population Age 18+	2,001	17,914	38,281
2024 Median Age	42	40	40
2029 Median Age	43	41	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,161	\$94,302	\$87,129
Average Household Income 25-34	\$120,368	\$105,808	\$103,548
Median Household Income 35-44	\$124,626	\$109,718	\$107,417
Average Household Income 35-44	\$156,612	\$130,496	\$130,777
Median Household Income 45-54	\$120,536	\$108,068	\$107,673
Average Household Income 45-54	\$151,226	\$129,272	\$131,570
Median Household Income 55-64	\$114,272	\$98,478	\$95,922
Average Household Income 55-64	\$151,990	\$119,365	\$121,645
Median Household Income 65-74	\$101,843	\$75,684	\$77,618
Average Household Income 65-74	\$128,339	\$96,874	\$99,062
Average Household Income 75+	\$82,722	\$66,583	\$70,956



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Exclusively Marketed by:



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