

FULLY LEASED OFFICE BUILDING FOR SALE

100% Occupied | 27880 North Main Street | Daphne, Alabama 36526



- Fully leased medical office building for sale just south of I-10 in Daphne, Alabama
- Tenants are Keller Williams, Grissom Endodontics, & Springhill Home Health
- For Sale: \$2,159,000
- Bay Point Office Building GLA is \pm 9,459 SF
- Recent improvements include new roof (2017), resealed parking lot & exterior painting
- Located off Hwy 98 just 1 mi south of I-10
- \pm 0.9 AC lot has ample parking with 43 spaces

Located just off Highway 98, and only 1 mi from Interstate 10, this office building is located in the heart of Daphne. Constructed in 1995, and updated in 2017, this Class B office has been meticulously maintained. Tenants are Keller Williams Realty Alabama Gulf Coast, Grissom Endodontics, and Springhill Home Health and Hospice.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Photo of Property and Summary Information



SUMMARY INFORMATION

Building GLA:	±9,459 SF
Lot Size:	±0.9 AC
Year Built:	1995
Parking:	43 Spaces
Zoning:	B2
Tenants:	Keller Williams, Grissom Endodontics, & Springhill Home Health & Hospice
Surrounding Tenants:	Publix, Dollar General, Moe's Original BBQ, American Family Care, HealthSouth, South Alabama Orthodontics, BBVA, Baldwin Denture Center, Take 5 Oil Change
CAP Rate:	7.02%
Sale Price:	\$2,159,000

BALDWIN COUNTY MARKET

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Daphne-Fairhope-Foley MSA is the 11th Fastest growing MSA in the nation, in 2017, according to the U.S. Census Bureau.

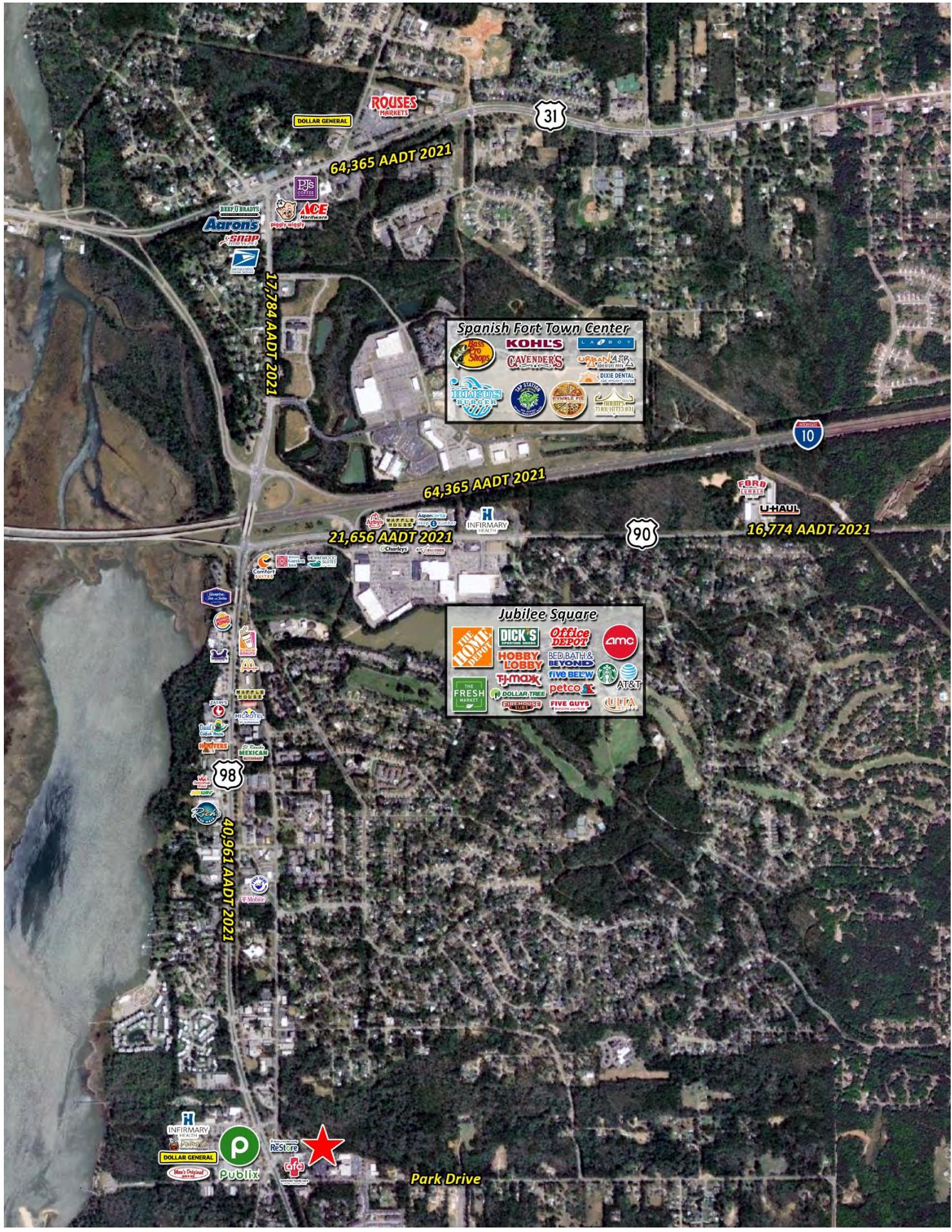
Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs and counties. Baldwin County is projected to become the 4th most populous county in Alabama by 2020.

In 2018, Baldwin County enjoyed another stellar year of growth in manufacturing and retail as the county's economy continued to boom. Baldwin County was number one in the state in incoming business, workforce talent attraction and job growth for the year. National publication *Site Selection* again rated Alabama among the top states in its annual State Business Climate survey, reflecting its consistent attractiveness for high-value economic development projects. Overall, Alabama was ranked No. 8 in its Business Climate analysis. In a survey, consultants and corporate real estate executives placed Alabama at No. 7. Alabama previously scored in the Top 10 in both 2016 and 2017 *Site Selection* surveys.

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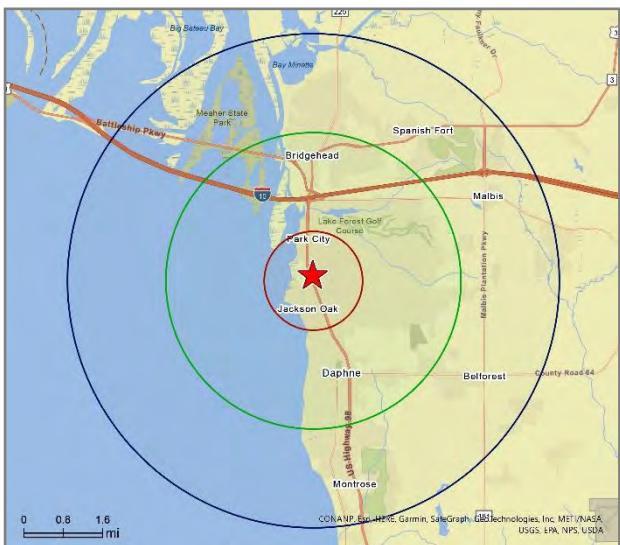
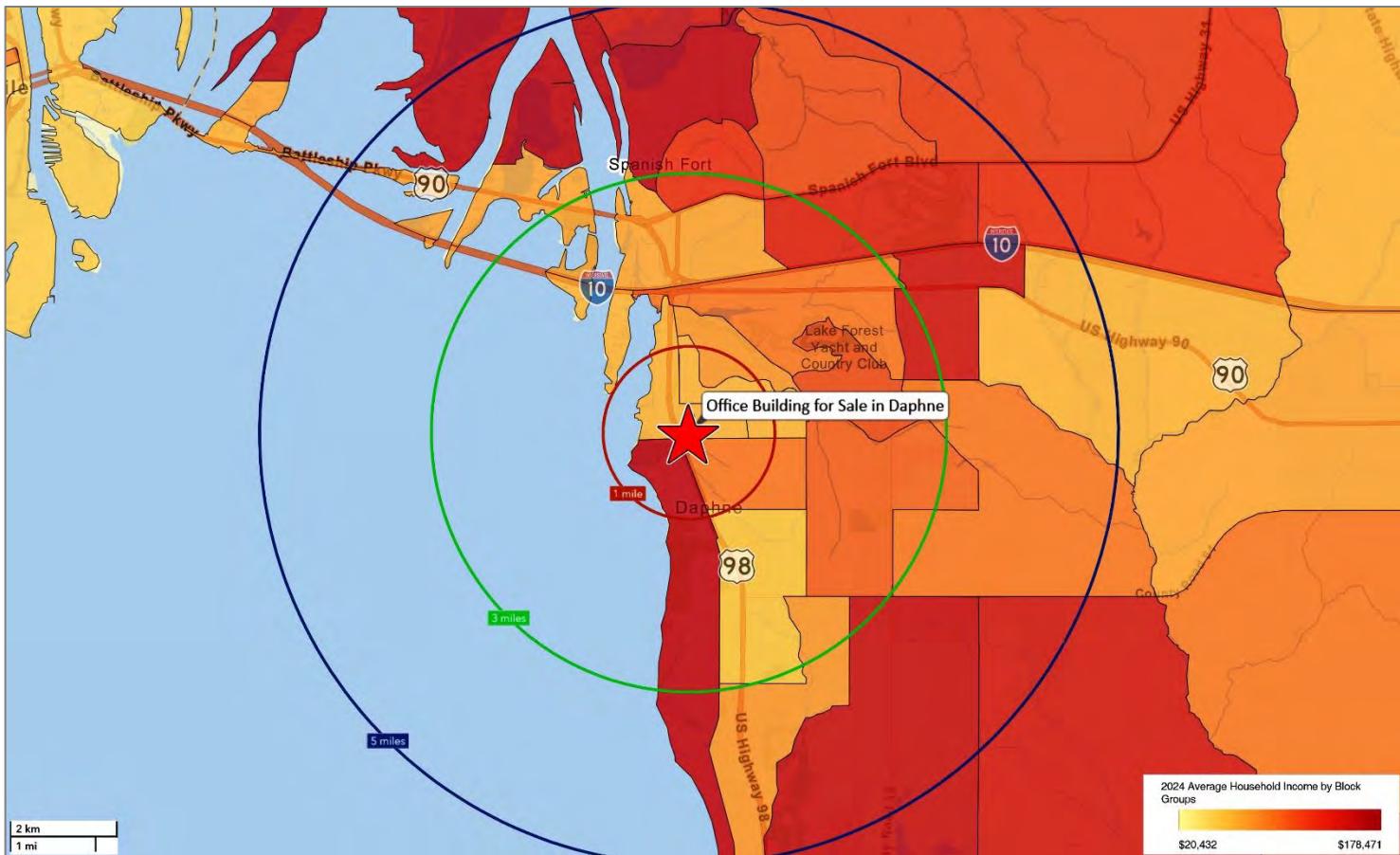
FULLY LEASED INVESTMENT | 27880 N MAIN STREET | DAPHNE, AL 36526

Market Aerial



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Site Map and Demographics



2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,785	30,221	65,110
Median Age	39.6	41.4	41.9
Largest Median Age Group	25-34	35-44	35-44
Annual Population Growth Projection for 2024-2029	1.27%	1.49%	1.64%
Daytime Population	6,794	32,428	80,886
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,653	12,512	25,773
Average Household Size	2.15	2.38	2.46
Average Household Income	\$90,010	\$108,136	\$113,965
Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	52.7%	63.3%	65.3%
Renter Occupied Houses	39.5%	28.0%	26.0%
Median House Value	\$311,849	\$411,551	\$428,153

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