

COMMERCIAL PROPERTY FOR LEASE

DAPHNE, ALABAMA

±3,320 SF Free-Standing Building | 3204 North Main Street | Daphne, AL 36526



- Located in Daphne, with frontage on US Hwy 98, N Main Street and Wilson Avenue
- Adjacent office property is also available for lease - inquire with broker for pricing
- Located just across North Main Street from Daphne Elementary School
- Zoned B1 - Local Business District
- For Lease - \$5,000 per month

Great commercial location in Daphne, Alabama with ±367.3' frontage on a portion of US Highway 98 that sees 37,816 cars per day. Additional frontage (±350') on North Main Street has 7,270 cars per day, as well as frontage on Wilson Avenue. Ideal location for a professional office, retail, restaurant, or event space.

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.

**VALLAS
REALTY, INC.**

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View of Parking Area and Property Details



SUMMARY INFORMATION

Location:	3204 North Main Street Daphne, Alabama 36526
Building Size:	±3,320 SF
First Floor:	±2,692 SF
Frontage & Traffic:	±376.3' on US Hwy 98 ±318.1' on Wilson Ave ±350.4' on MN Main St
Zoning:	B1 - Local Business
For Lease:	\$5,000 / month NN

DAPHNE MARKET OVERVIEW

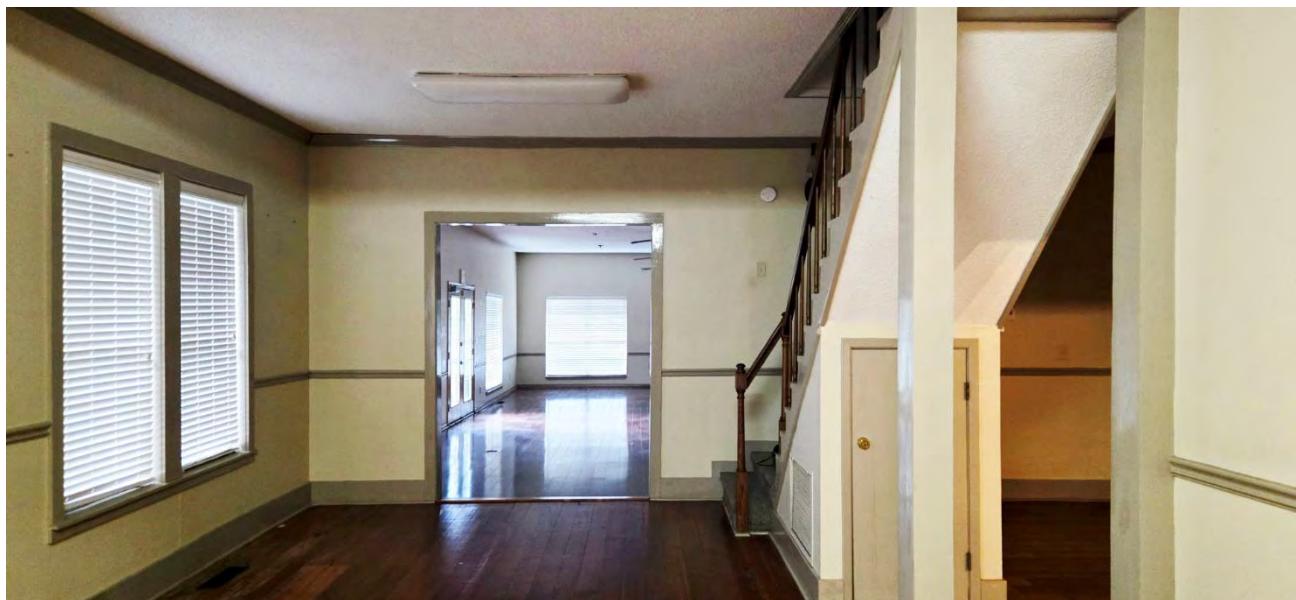
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region alone accounts for over 1/3 of Alabama's tourism revenue. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).

The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 31.3% from 2010-2021. The City of Daphne has seen a growth rate of 32% in the same time frame, including a 3.8% growth from 2020 - 2021 alone. A staggering 96% of Baldwin County's growth is due to incoming migration. Additionally, the Daphne-Fairhope-Foley MSA is third in the nation for job growth from 2020-21, growing at a rate of 10.3%, according to the Bureau of Labor Statistics.

In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is expected to see a substantial growth of 65.1% from 2010-2040. Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous county. Baldwin County ranks among Alabama's top 5 Counties for business growth, GDP growth, new building permits and business investment.

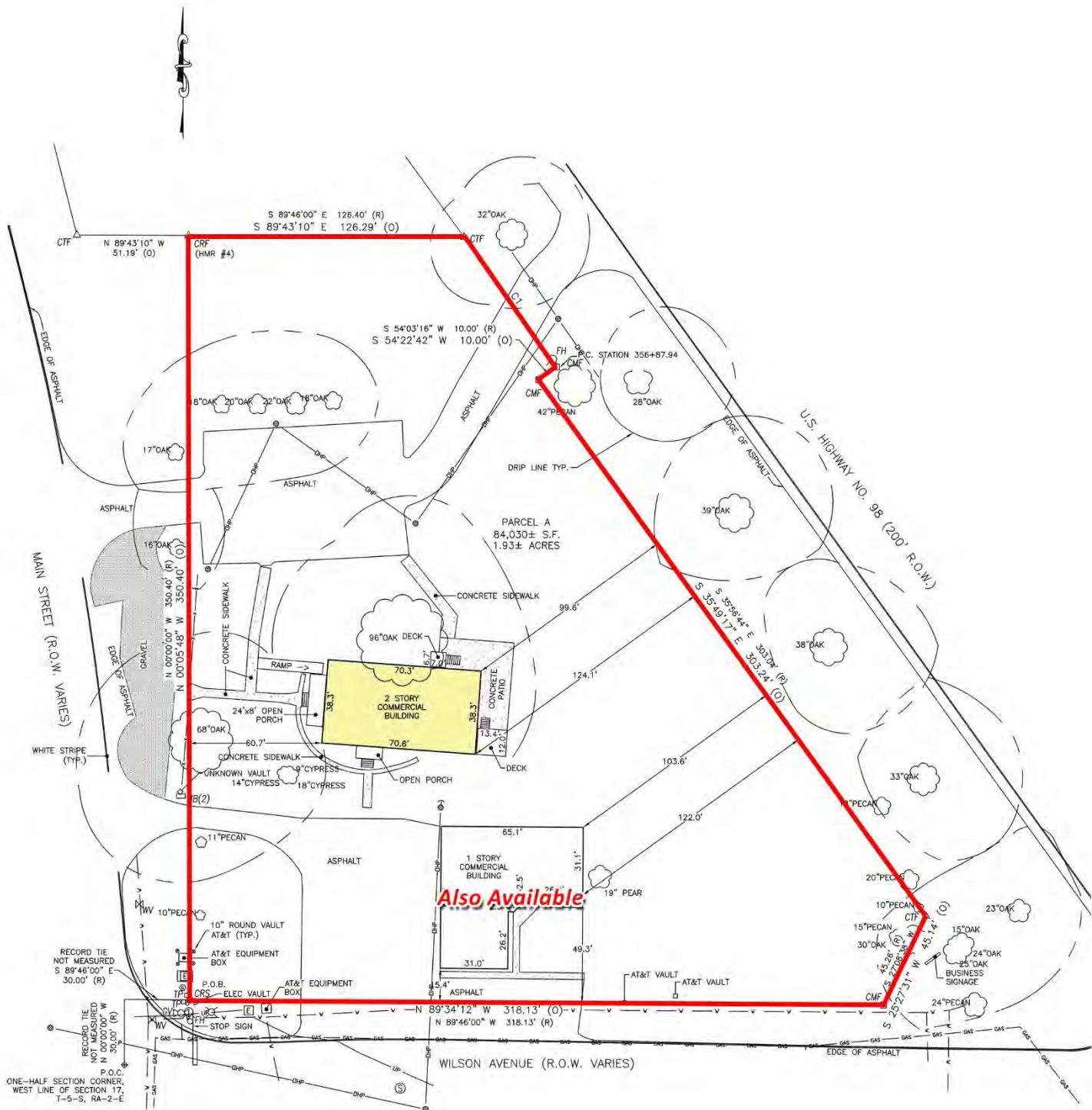
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Property Photos



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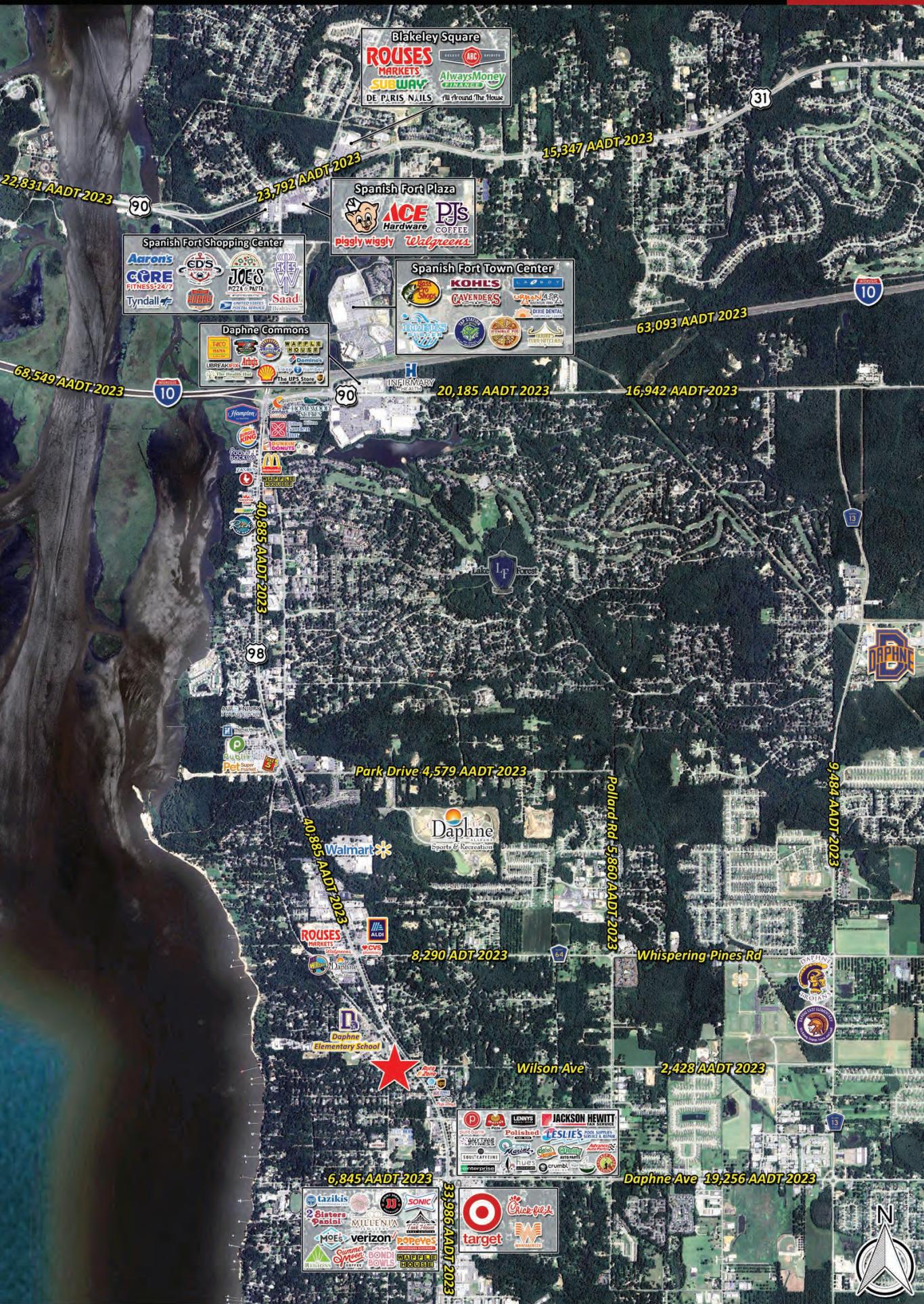
Survey of Property



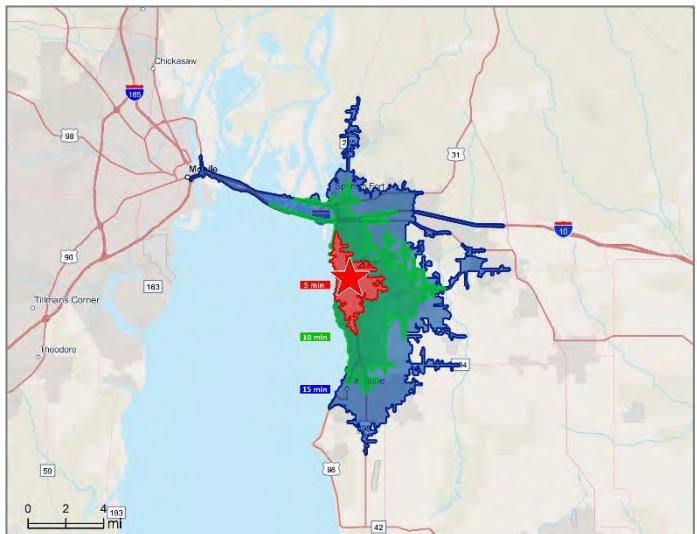
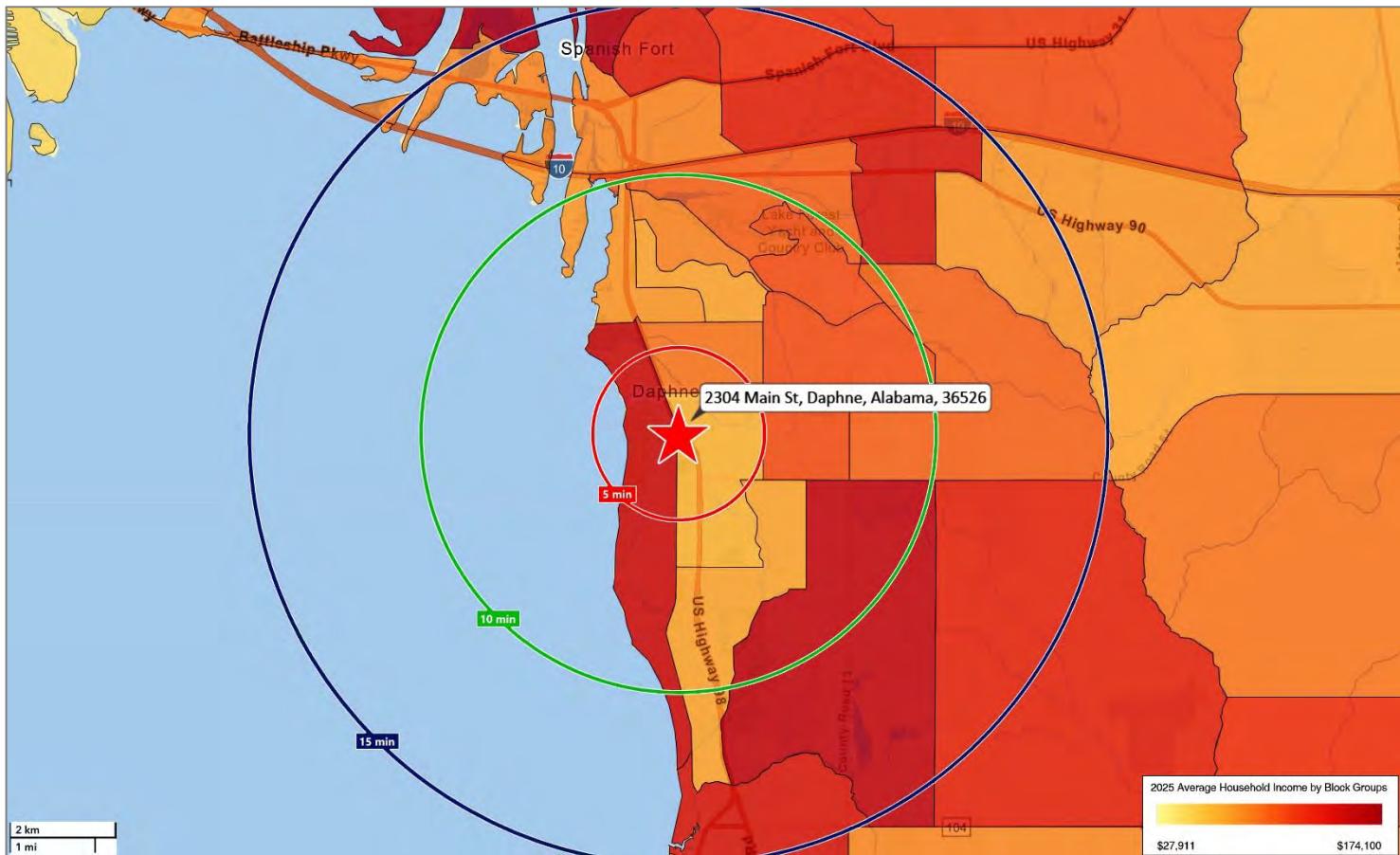
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Daphne, Alabama *Highway 98 Retail Trade Area*

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2025 Average Household Income Heat Map and Drive-Time Demographics



2025 Demographics

	5 min	10 min	15 min
Total Population	6,956	30,215	65,426
Median Age	43.7	41.8	42.8
Largest Median Age Group	25-34	35-44	35-44
Total Daytime Population	9,920	30,625	72,707

Households & Income

	5 min	10 min	15 min
Total Households	3,620	12,805	26,543
Average Household Size	2.11	2.33	2.42
Average Household Income	\$101,181	\$112,581	\$115,6282

Housing & Value

	5 min	10 min	15 min
Owner Occupied Houses	61.3%	67.6%	73.9%
Renter Occupied Houses	38.7%	32.4%	26.1%
Average Home Value	\$573,961	\$452,978	\$440,044

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