

FOR LEASE

JOIN TRUIST BANK

9,000± SF OFFICE/RETAIL SPACE

200 W. Laurel Avenue | Foley, AL



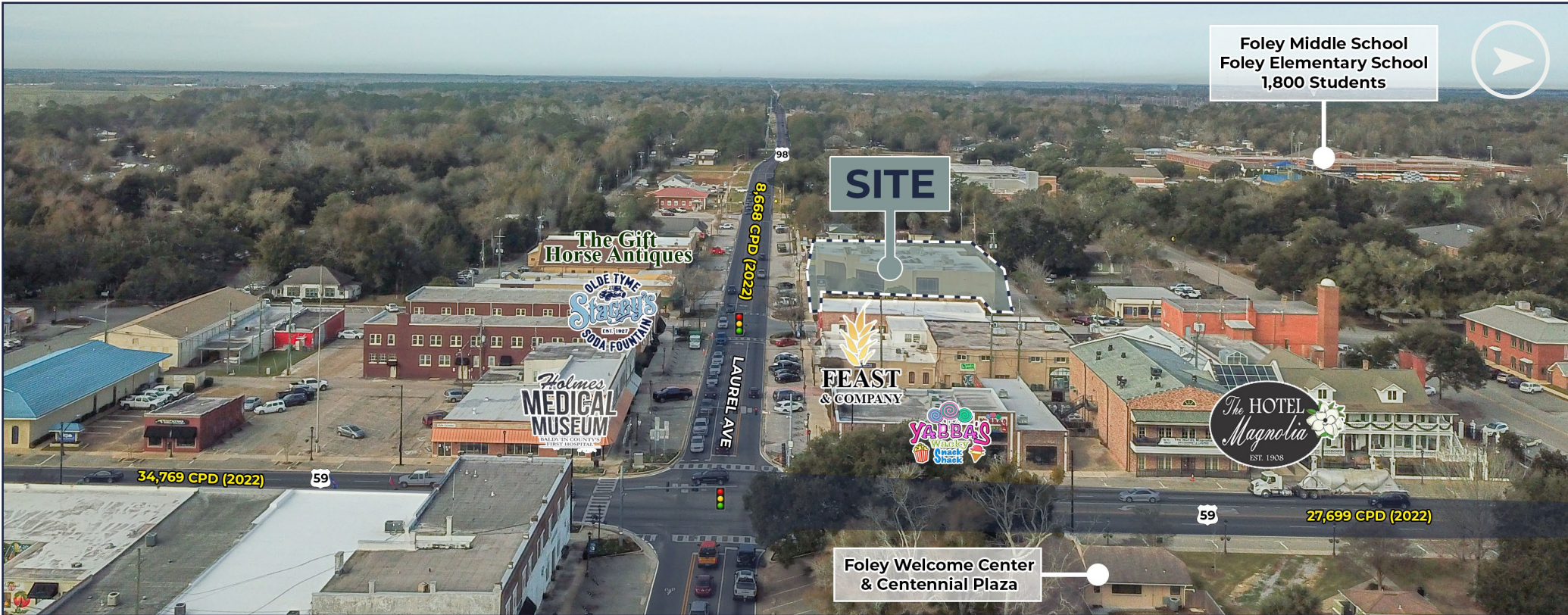
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**CRE
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Foley Middle School
Foley Elementary School
1,800 Students




Foley Welcome Center
& Centennial Plaza

PROPERTY DESCRIPTION

 **SIZE**
Up to 9,000 SF available

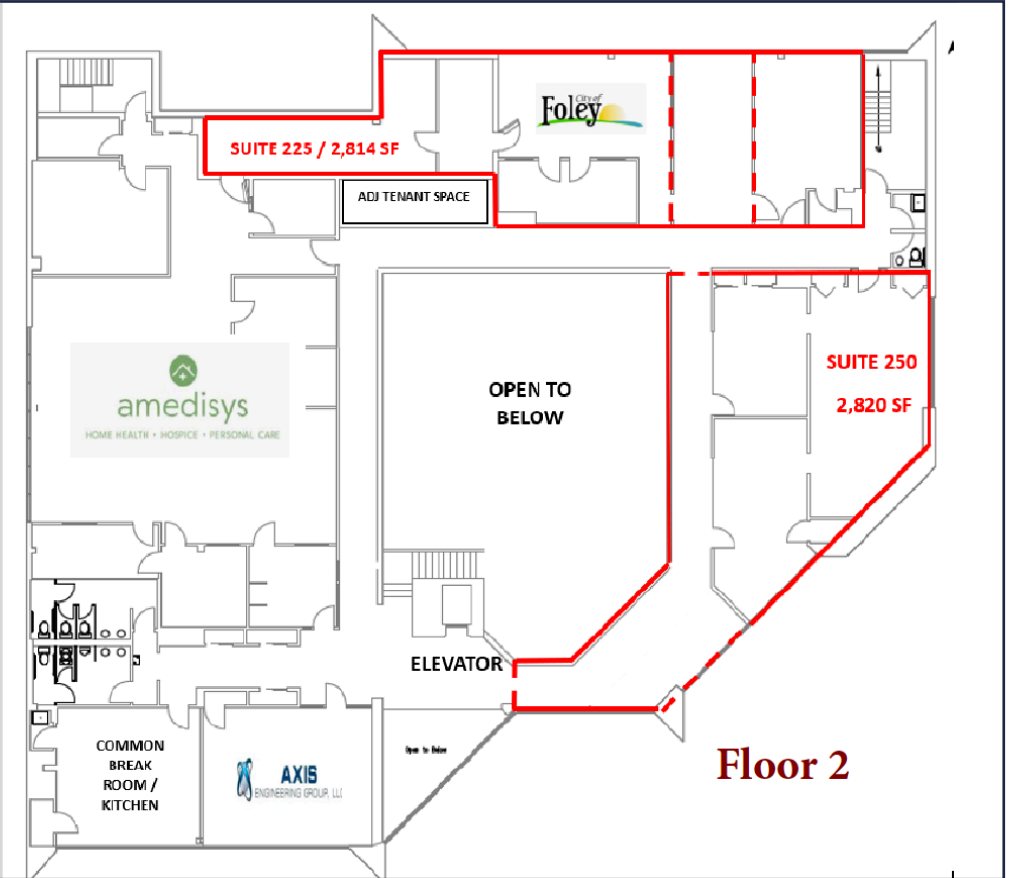
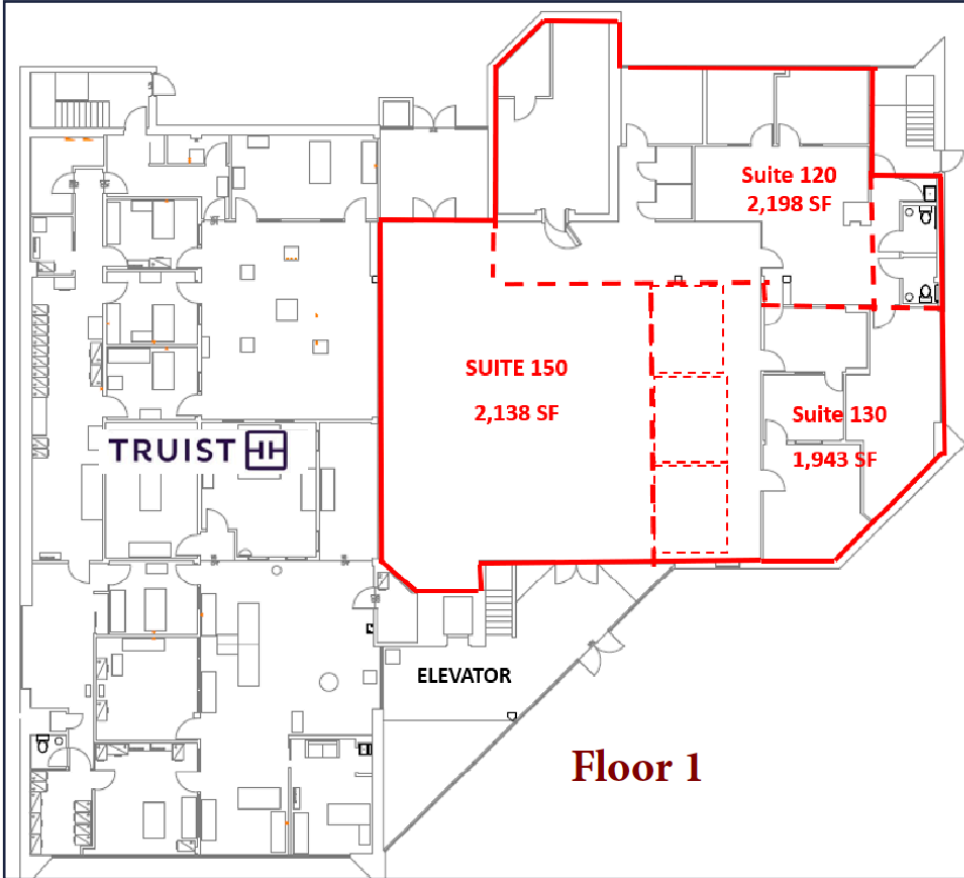
 **BUILD OUT**
Space can be built-out and customized to meet tenant's needs

 **FEATURES & UPGRADES**
Responsive property management, new HVAC installed in 2023, updated pylon signage and landscaping underway.

 **PRIME LOCATION**
Located in the center of historic downtown Foley with visibility to Highway 59 with over 34,000 cars per day.

 **PARKING**
Over 88 spaces with street parking and auxiliary lot behind the building

 **LEASE RATE**
\$17.50/SF NNN



[CLICK TO VIEW POTENTIAL FLOOR PLANS](#)

DEMOGRAPHICS

2024	1-MILE	3-MILE	5-MILE
DAYTIME POPULATION	6,565	23,606	33,756
# OF BUSINESSES	414	1,105	1,427
# OF EMPLOYEES	4,201	12,639	14,948

Source: ESRI, 2024

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LOCATION ADVANTAGES

-  Less than **1.5 miles** from South Baldwin Regional Medical Center, which is currently undergoing a **200,000 SF** expansion.
-  Less than **2 miles** from the Tanger Outlets.
-  Less than **2.5 miles** from OWA Parks & Resorts, a **520 AC** destination with 23+ theme-park rides and indoor water park. (OWA.com)
-  Less than **2.5 miles** from the Foley Sports Tourism Complex, which is a \$40M multiplex with over 50 annual events. (OWA.com)
-  Located **10 miles** from Gulf Shores Beach, which had over **8 million** visitors and a **\$7.3 billion** economic impact in 2022. (City of Gulf Shores)
-  The City of Foley attracts more than **6 million** tourists annually.
-  Foley is the **2nd fastest** growing city in Alabama, with a projected growth rate of 9% and a well-managed growth plan by the City Government. (Gulf Coast News)
-  The building is located in Downtown Foley, which is part of the **Main Street America Project**, a program that focuses on revitalizing historic downtowns.

[Click to view detailed strategy for Envision Downtown Foley](#)

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