

FOR LEASE

PROPERTY OVERVIEW

Great location for professional office space, conveniently located on the north side of the I-10 / Highway 181 interchange in Daphne, Alabama. Numerous area amenities, including retail shopping, restaurants, hotels, and services add to the appeal of the multi-tenant building. The 4,400 sf space currently available is in a shell condition, with an improvement allowance being offered by the Landlord. Call for additional details.

HIGHLIGHTS

- 4,400 ± SF
- Excellent location, across from Eastern Shore Center
- B-2 Zoning
- Improvement Allowance Offered

LEASE TERMS

- Base Rental Rate: \$21.00 / SF ; Modified Gross
- CAM, Taxes & Insurance: \$4.00 / SF (Year 1 Estimate)
- Lease Term: 3-5 years

AREA BUSINESSES

- Crucible Construction
- Bellator Real Estate
- Starbucks
- Newks
- Chick Fil-A
- Holiday Inn Express
- Regions Bank
- Eastern Shore Center



SUMMARY

LOCATION

AERIAL

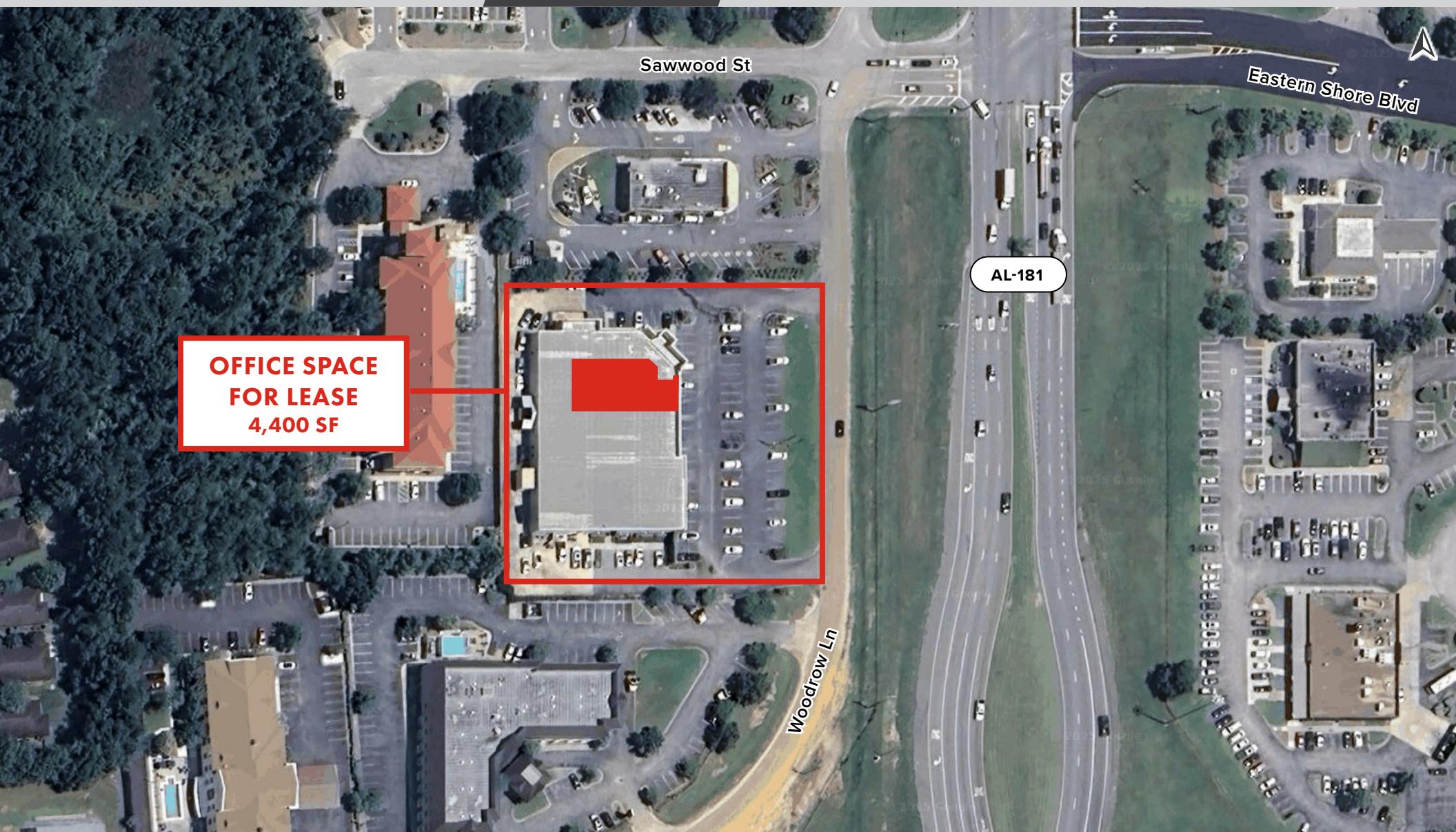
FLOOR PLAN

PHOTOS

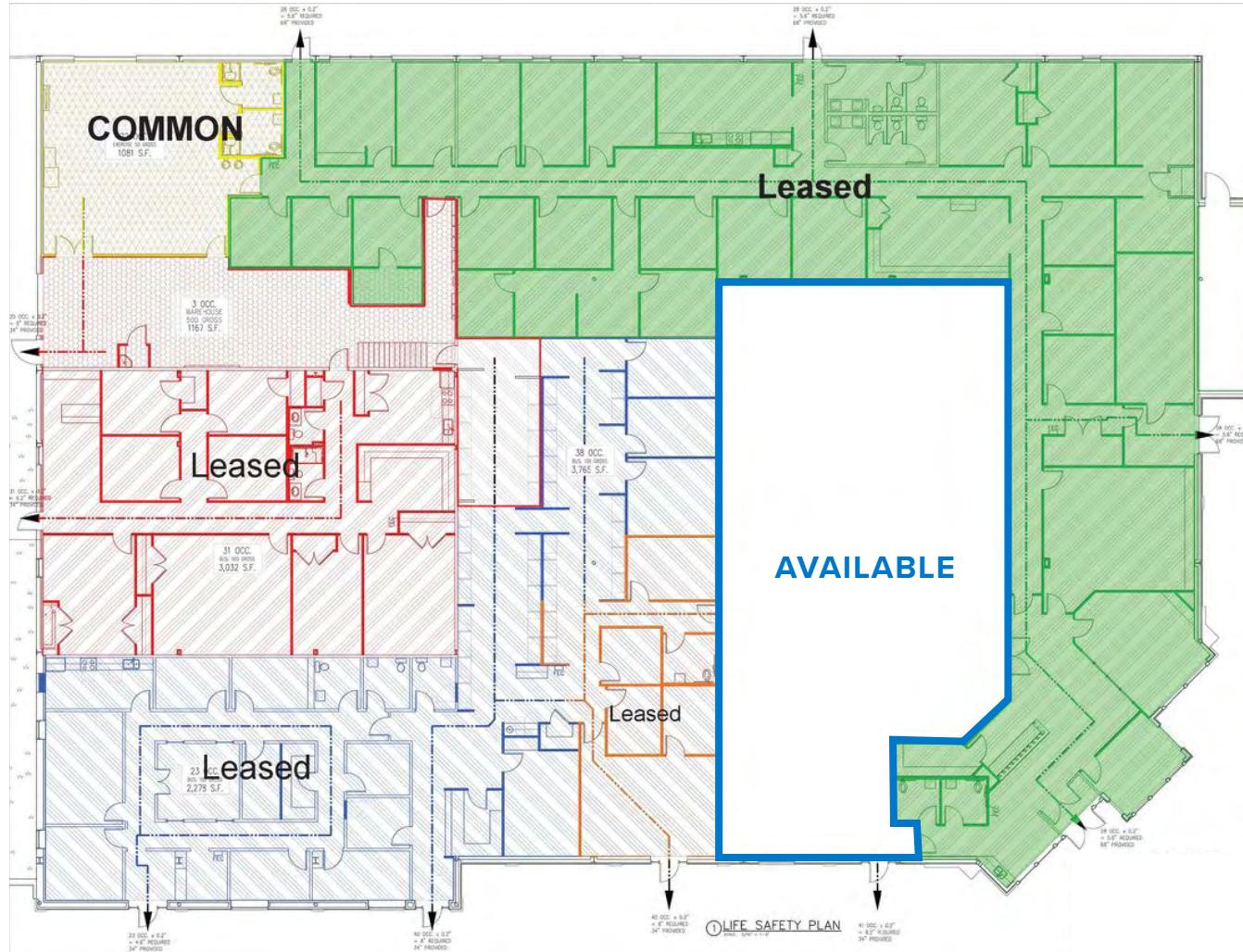
DEMOGRAPHICS



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[SUMMARY](#)[LOCATION](#)[AERIAL](#)[FLOOR PLAN](#)[PHOTOS](#)[DEMOGRAPHICS](#)

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SUMMARY

LOCATION

AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

LOCATION

AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

2025 DEMOGRAPHICS

1 MILE 3 MILE 5 MILE



POPULATION

2,627 20,390 43,980



AVG. HH
 INCOME

\$133,514 \$124,984 \$123,064



POPULATION
 GROWTH

2.0% 1.8% 1.9%

