

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



**4,400 ± SF OFFICE
FOR LEASE**

Eastern Shore Center

Dillard's Kirkland's **claire's**

belk MOES Marble SLAB CREAMERY

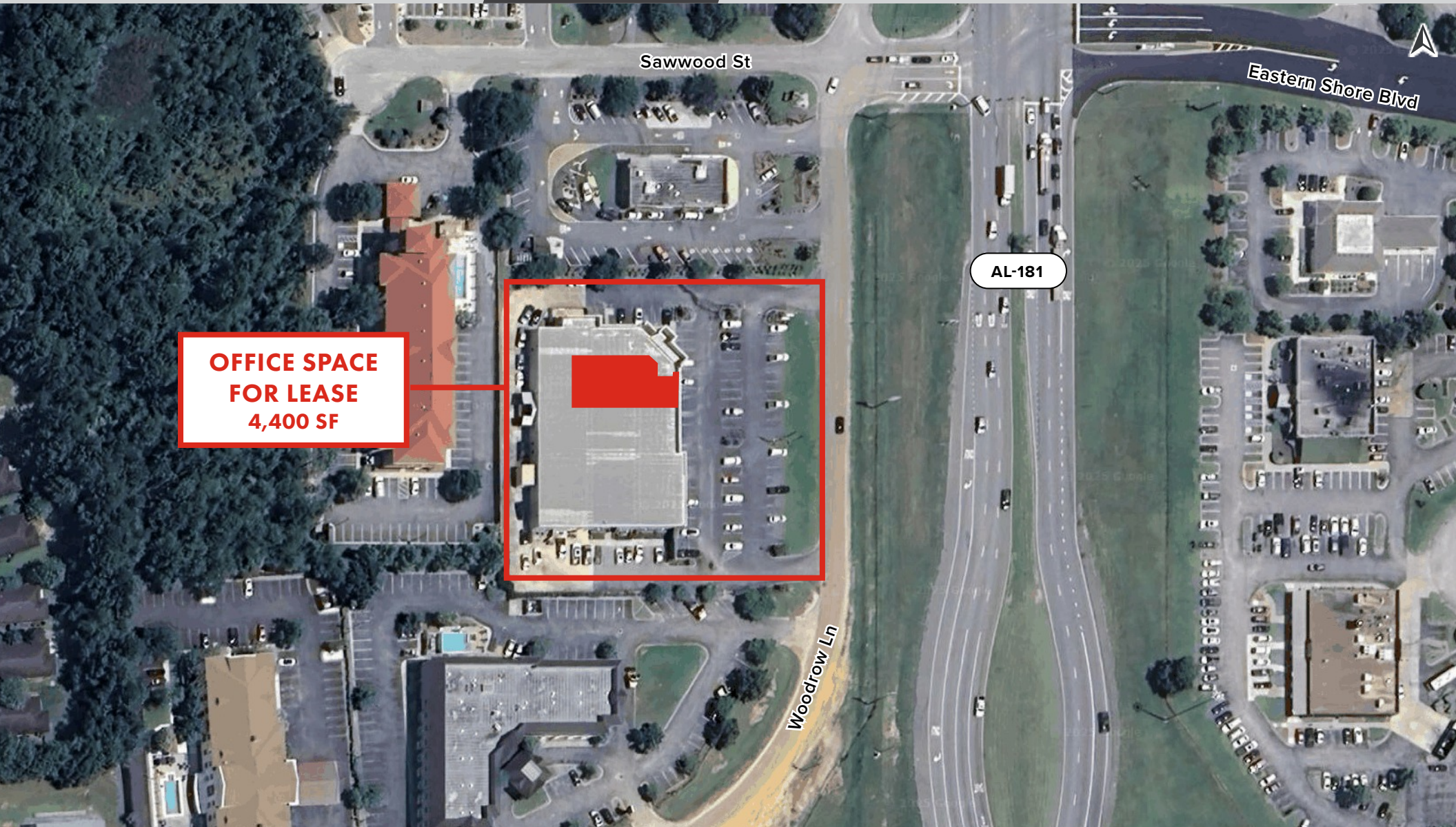
Bath&BodyWorks SHOE STATION

Eastern Shore Plaza

ROSS DRESS FOR LESS ASHLEY OLD NAVY GNC

BEST BUY PETSMART Michaels ANYTIME FITNESS

DOLLAR TREE WORLD MARKET



**OFFICE SPACE
FOR LEASE
4,400 SF**

SUMMARY

LOCATION

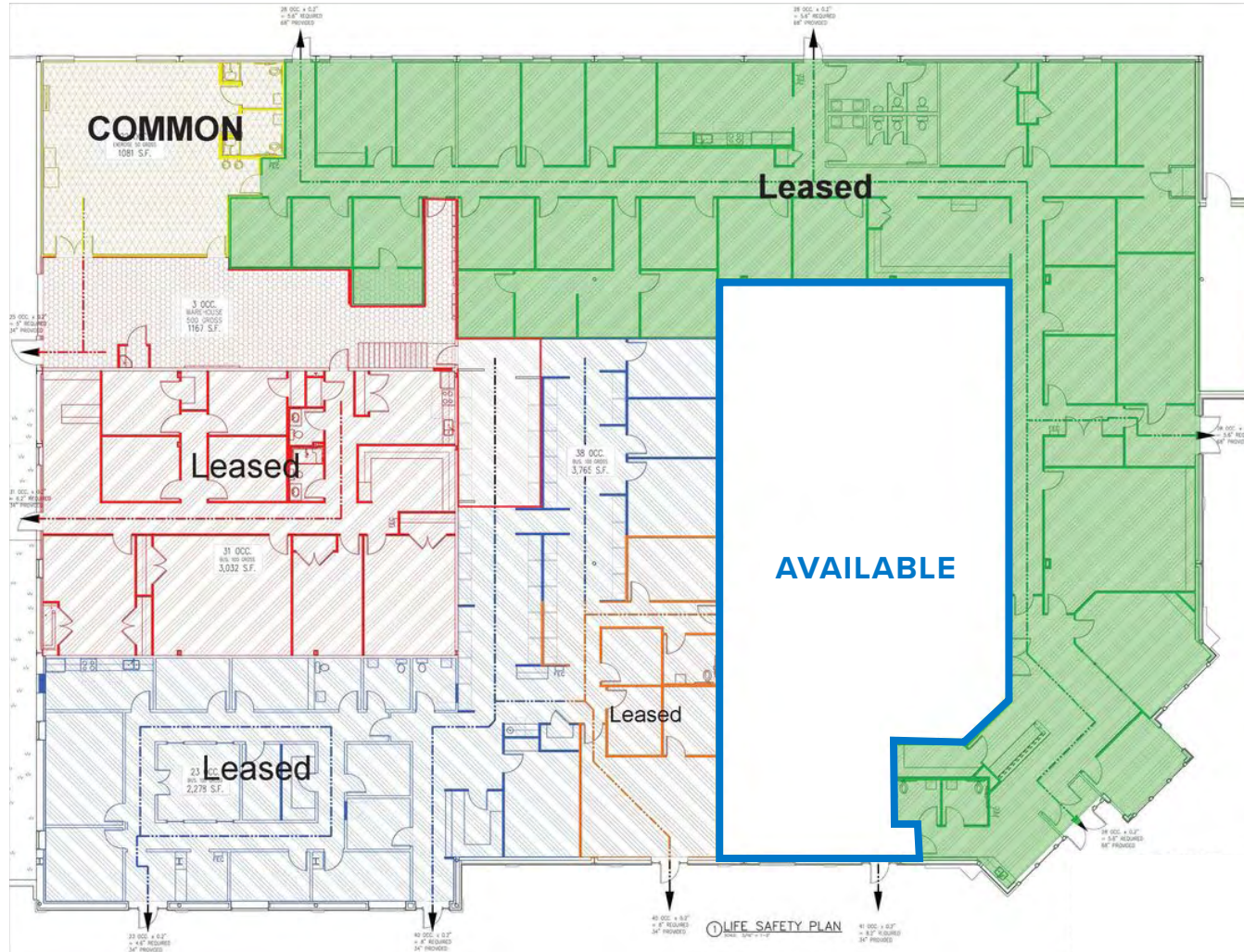
AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

Click image for larger view



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FLOOR PLAN


PHOTOS

DEMOGRAPHICS

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	2,627	20,390	43,980
POPULATION			

	1 MILE	3 MILE	5 MILE
	\$133,514	\$124,984	\$123,064
AVG. HH INCOME			

	1 MILE	3 MILE	5 MILE
	2.0%	1.8%	1.9%
POPULATION GROWTH			

