

# FOR LEASE

*HIGH PROFILE CORNER*

 2797 Bay Front Park Dr | Daphne, AL



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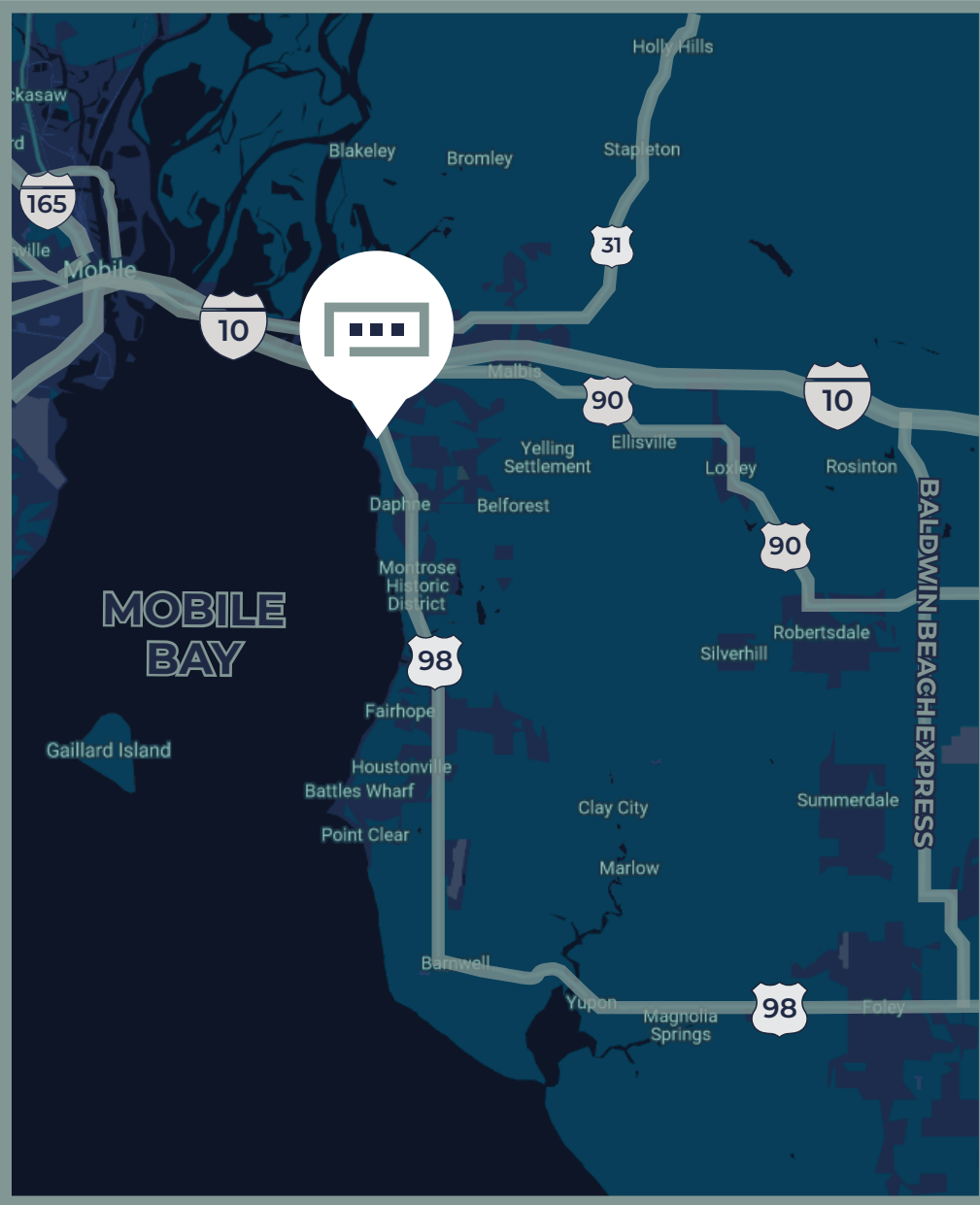


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# FOR LEASE

## HIGH PROFILE CORNER

 2797 Bay Front Park Dr | Daphne, AL



### SITE SIZE

1.39± AC (60,291± SF) Hard Corner Parcel



### FRONTAGE

189' on Scenic HWY 98  
319' on Bay Front Park Drive



### ZONING

Zoned: B-2 — Neighborhood Business



### BAY FRONT PARK

Proximate to Bay Front Park Entertainment District. Currently Under Renovation & Will Feature New Pier & Amphitheater



### BEST USE

Retail, Office, Medical



### LEASE RATE

\$75,000.00/Annually NN

## LOCATION ADVANTAGES

### Conveniently Located

Located in the southwest corner of Scenic HWY 98 and Bay Front Drive in Daphne in Baldwin County, which is the fastest growing county in Alabama. Site is adjacent to Magnolia Place Shopping Center which is anchored by Publix.



### Desirable Location

Located in a high income area featuring retail and commercial establishments, professional office & surrounded by residential neighborhoods.





### About CRE Mobile

CRE Mobile is a team of seasoned professionals with over 175 years of experience in all facets of real estate with a unique presence as a full-service commercial real estate firm in southwest Alabama. We align our goals with yours because we recognize the future of your asset depends upon our performance to deliver results to you. Success comes from being on the same page—from the big picture down to the small details. We are here to help you — find your space —



# DEMOGRAPHICS



2797 Bay Front Park Dr | Daphne, AL

2023	1 MILE	3 MILE	5 MILE
POPULATION	3,477	23,069	43,816
# OF BUSINESSES	260	1,183	1,838
AVG. INCOME	<b>\$89,983</b>	<b>\$94,326</b>	<b>\$108,192</b>

\* Full Demographic Reports Available Upon Request



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