



**For Sale – Polo Crossing  
Multi-Tenant Retail Center**  
19686 Greeno Rd, Fairhope, Alabama 36532



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**Investment Summary**

Herrington Realty is pleased to present the opportunity to acquire Polo Crossing, a multi-tenant retail center located at 19686 Greeno Road in Fairhope, Alabama. Constructed in 2023, the center offers 9,429 square feet of gross leasable area (GLA) on 1.78 acres and is fully occupied (100%) by 5 diverse tenants—one of which features a drive-thru lane. Polo Crossing has great visibility with commercial frontage on Greeno Road, which sees over 25,500 VPD and is one of Fairhope’s main roadways. The subject property is located just 1-mile north of Fairhope High School and 1-mile south of Thomas Hospital. The property is surrounded by major retailers and new construction projects.

Fairhope is a vibrant city renowned for its high quality of life and dynamic local economy, frequently celebrated by Southern Living magazine as one of the top small towns in the South for its coastal charm, thriving arts community, and spirited community events. With a growing population and rising retail sales, Fairhope has become home to some of the most sought-after property in the entire state which makes this offering a prime opportunity for investors looking to enter one of the fastest growing markets in the state of Alabama.

**Property Information**

Pricing:	\$3,450,000
Property Address:	19686 Greeno Rd, Fairhope, AL
Number of Tenants:	5
Total GLA:	9,429 Square Feet
Lot Size:	1.78 +/- Acres
Occupancy:	100%
Year Built:	2023
Greeno Road	25,500+ VPD

**Investment Highlights**

- Strong Center with Diverse Tenant Mix and Drive-Thru
- Located Just 1-Mile North of Fairhope High School and 1-Mile South of Thomas Hospital
- Commercial Frontage on Greeno Road, the City’s Major Roadway That Runs through the Heart of Fairhope
- Surrounded by National Retailers and New Construction Projects
- Rare Opportunity to Buy a New-Construction Neighborhood Center in Highly-Sought After Fairhope Market
- Located in Baldwin County – the Fastest Growing County in the State of Alabama



# Polo Crossing Rent Roll



<u>Tenant</u>	<u>Suite</u>	<u>Size</u>	<u>Start</u>	<u>Exp</u>
Chicken Salad Chick (Drive Thru)	1	2,604	8/30/2023	8/31/2028
You Again Medical	2	1,665	4/23/2025	10/31/2030
Jersey Mikes	3	1,400	12/23/2023	6/21/2029
Sky Cloud	4	1,960	11/15/2024	12/31/2029
3 Arrows Butcher Shop	5	1,800	3/24/2025	8/31/2030



## Property Photos





## Property Photos



**Highway 98 - 25,500+ VPD**



## Property Photos



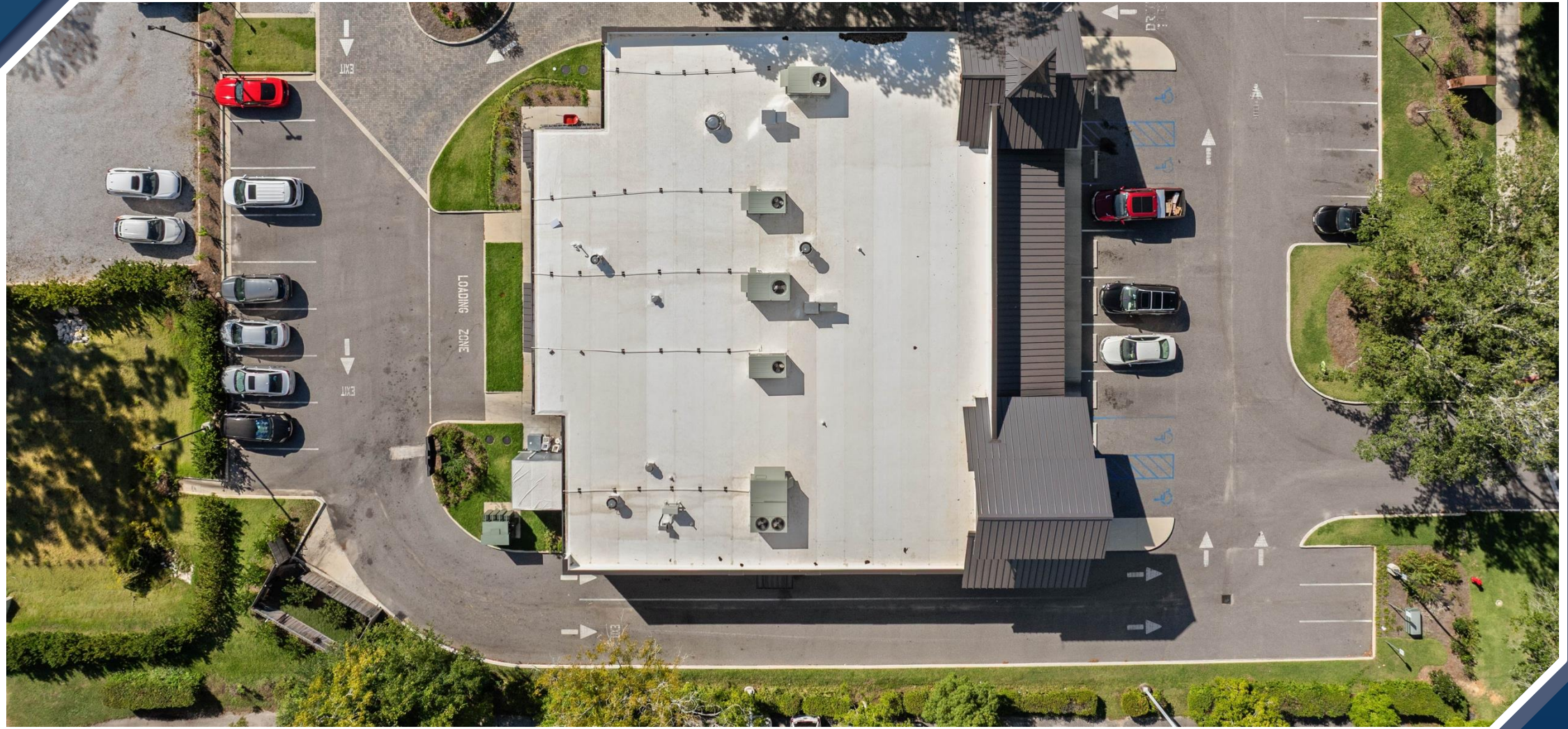


## Property Photos





## Property Photos





Downtown Fairhope →

Walgreens Arby's  
REGIONS McDonald's

Thomas Hospital  
INFIRMARY HEALTH

DOLLAR TREE verizon SONIC  
Advance Auto Parts WAFFLE HOUSE  
FIREHOUSE SUBS FIVE GUYS SHERWIN WENDY'S

Greeno Road - 28,700+ VPD



H&R BLOCK piggly wiggly  
Domino's SUBWAY ups

CVS pharmacy petsense  
Roto's LICKIN' GOOD DONUTS

Winn-Dixie five BEL'W  
planet fitness SMOOTHIE KING

LARTIGUE'S SEAFOOD MARKET  
YAK SUPERCUTS

Wawa

← Fairhope High School

Publix

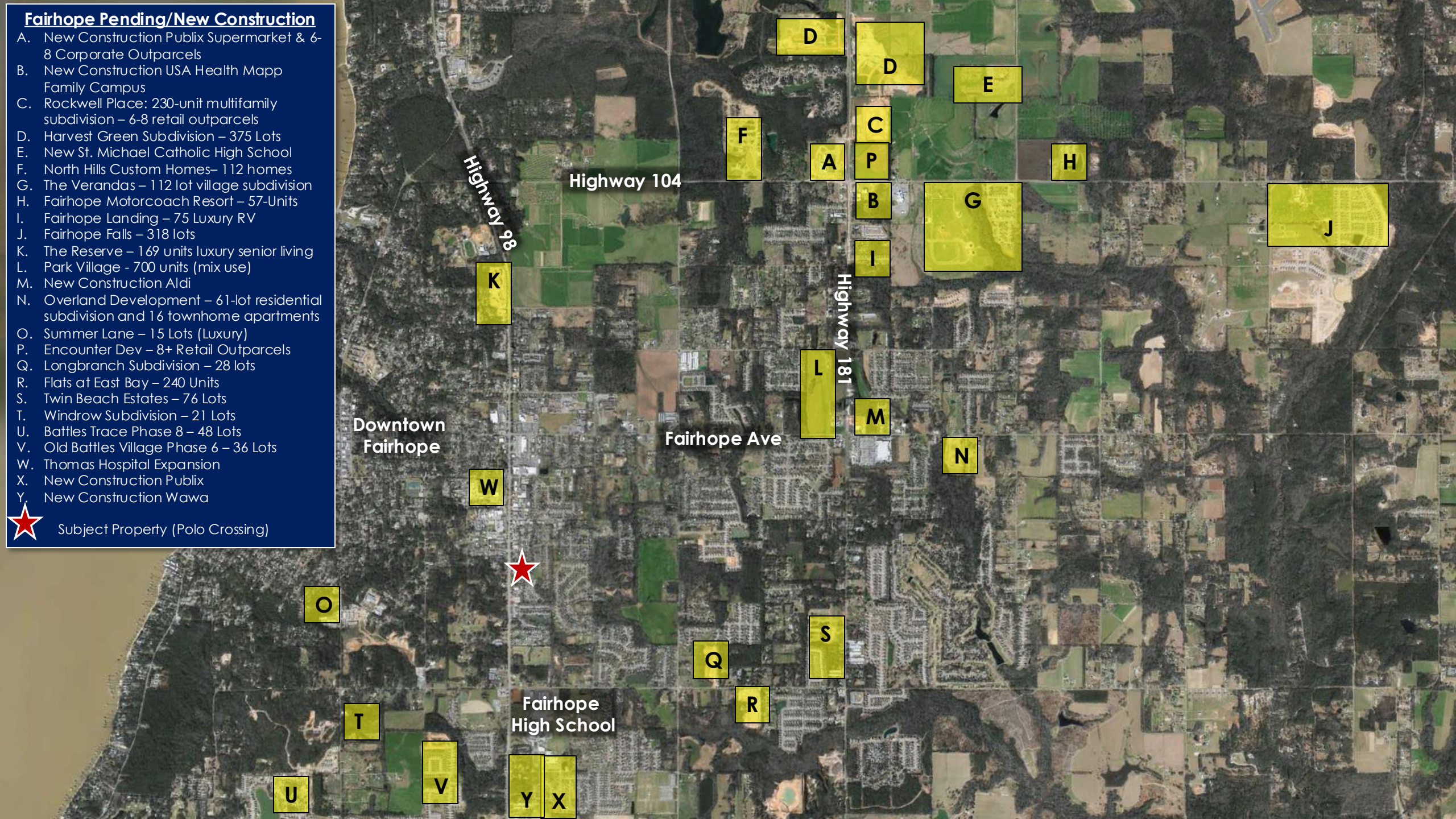


## Fairhope Pending/New Construction

- A. New Construction Publix Supermarket & 6-8 Corporate Outparcels
- B. New Construction USA Health Mapp Family Campus
- C. Rockwell Place: 230-unit multifamily subdivision – 6-8 retail outparcels
- D. Harvest Green Subdivision – 375 Lots
- E. New St. Michael Catholic High School
- F. North Hills Custom Homes– 112 homes
- G. The Verandas – 112 lot village subdivision
- H. Fairhope Motorcoach Resort – 57-Units
- I. Fairhope Landing – 75 Luxury RV
- J. Fairhope Falls – 318 lots
- K. The Reserve – 169 units luxury senior living
- L. Park Village - 700 units (mix use)
- M. New Construction Aldi
- N. Overland Development – 61-lot residential subdivision and 16 townhome apartments
- O. Summer Lane – 15 Lots (Luxury)
- P. Encounter Dev – 8+ Retail Outparcels
- Q. Longbranch Subdivision – 28 lots
- R. Flats at East Bay – 240 Units
- S. Twin Beach Estates – 76 Lots
- T. Windrow Subdivision – 21 Lots
- U. Battles Trace Phase 8 – 48 Lots
- V. Old Battles Village Phase 6 – 36 Lots
- W. Thomas Hospital Expansion
- X. New Construction Publix
- Y. New Construction Wawa

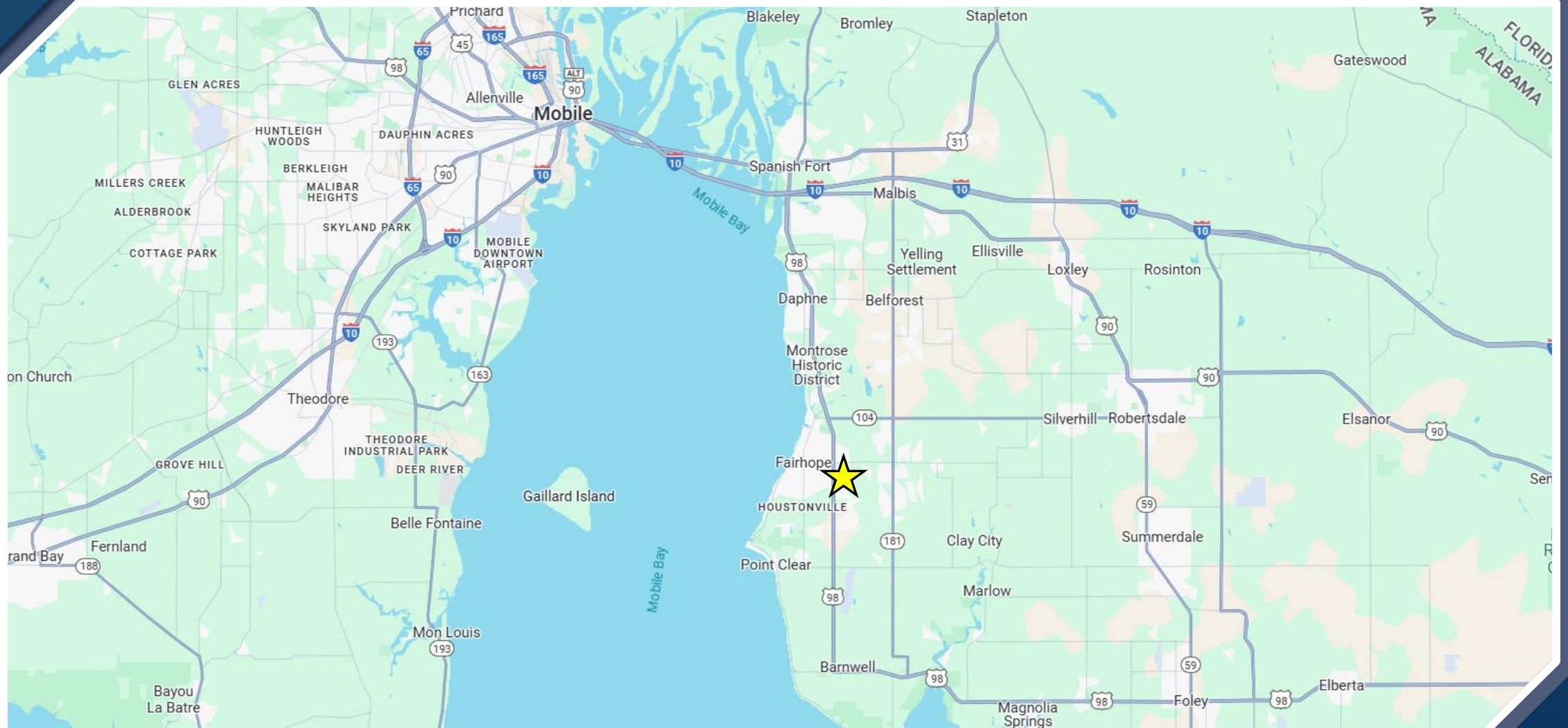


Subject Property (Polo Crossing)





# Property Location



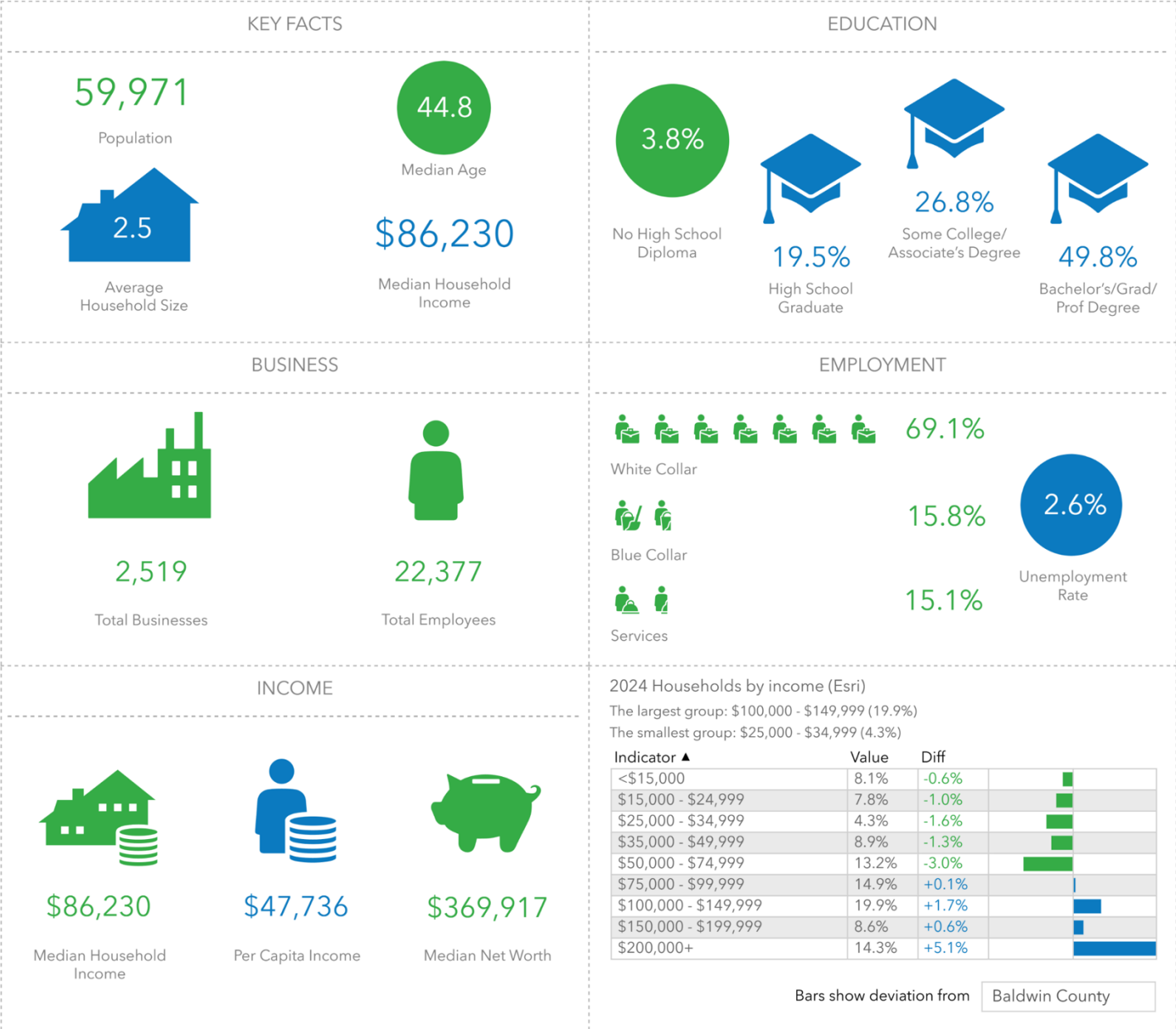


Fairhope, Alabama

Fairhope is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county, Fairhope stands in a league of its own. Fairhope has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast. Fairhope has reported population growth of over 55% since 2010, resulting in a population of over 24,000 people.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama’s 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as “Outstanding Alabama Water” by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the “highest environmental status” in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Key Facts



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri