

Publix #1265 - The Shoppes at Fairhope Village

22530 US Highway 98
Fairhope, AL 36532
Lat 30.556, Long -87.891

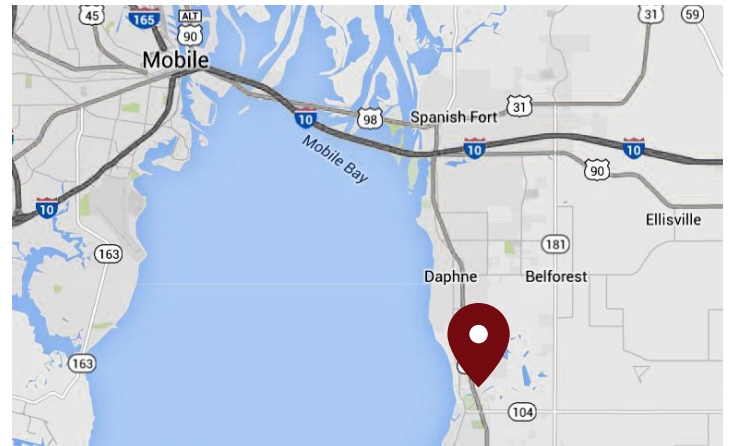
FOR LEASE



1,000 - 2,000 SF & ±0.97 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- First New Grocery-Anchored Center Built in 15 Years Within the Affluent Fairhope Trade Area
- Architecturally Attractive Center Anchored by Publix Drawing an Average of More than 17,000 Customers/Week
- Strategically Positioned on US Highway 98, a Highly Trafficked Commuter Path from Fairhope to Mobile
- Combined Traffic Count: 27,232 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,292	20,241	53,170
Daytime Population	2,278	25,047	51,964
Total Households	797	8,393	21,577
Avg. HH Income	\$142,860	\$122,801	\$120,763

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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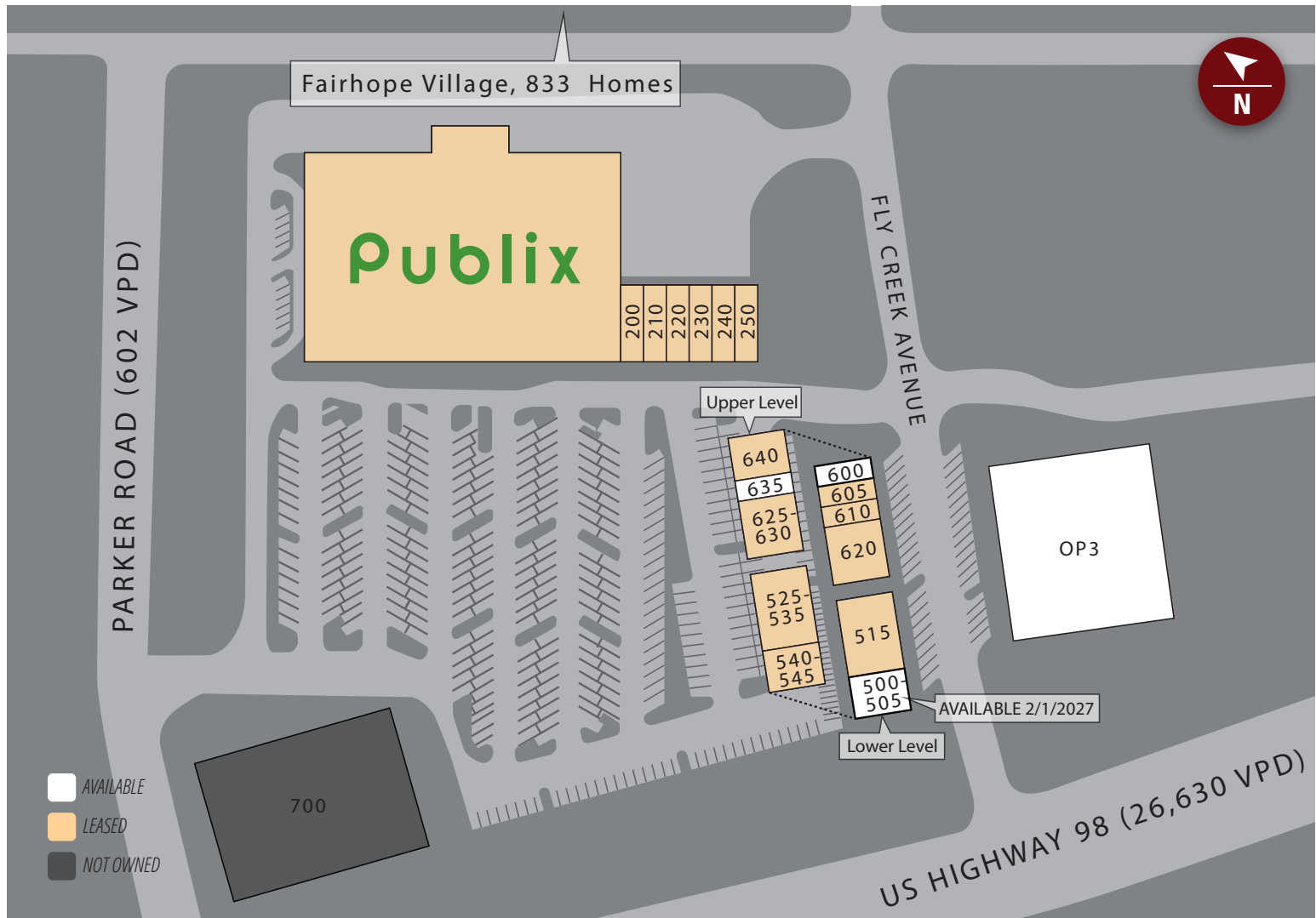
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Suite	Tenant	Size
100	Publix	54,340
200	Deluxe Nails	1,400
210	Pure Barre	1,400
220	Salon Thirty-One	1,400
230	StretchLab	1,400
240	United Hearing Center	1,400
250	Shanghai Cottage	1,400
500-505	AVAILABLE (2/1/2027)	2,000
515	Elkins, Bell & Terrezza Optical	3,500

Suite	Tenant	Size
525-535	Maronda Homes	3,500
540-545	RHCC	2,000
600	AVAILABLE	1,000
605	Tommy Parker Diamonds	1,000
610	Edward Jones	1,000
620	VIP Care	2,500
625-630	Hive Modern Home	2,500
635	AVAILABLE	1,000
640	Bench Mark Physical Therapy	2,000

Suite	Tenant	Size
OP3	AVAILABLE	0.97 Acre
TOTAL 84,740		

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **91,200**

EST. # OF VISITS ANNUALLY

 **619,300**

AVG. VISITS / CUSTOMER

 **6.8**

AVG. LENGTH-OF-STAY / VISIT

 **32 MIN**

TOP 3 DAYS



	# OF VISITS
Tuesday	93,388
Wednesday	92,702
Friday	91,055

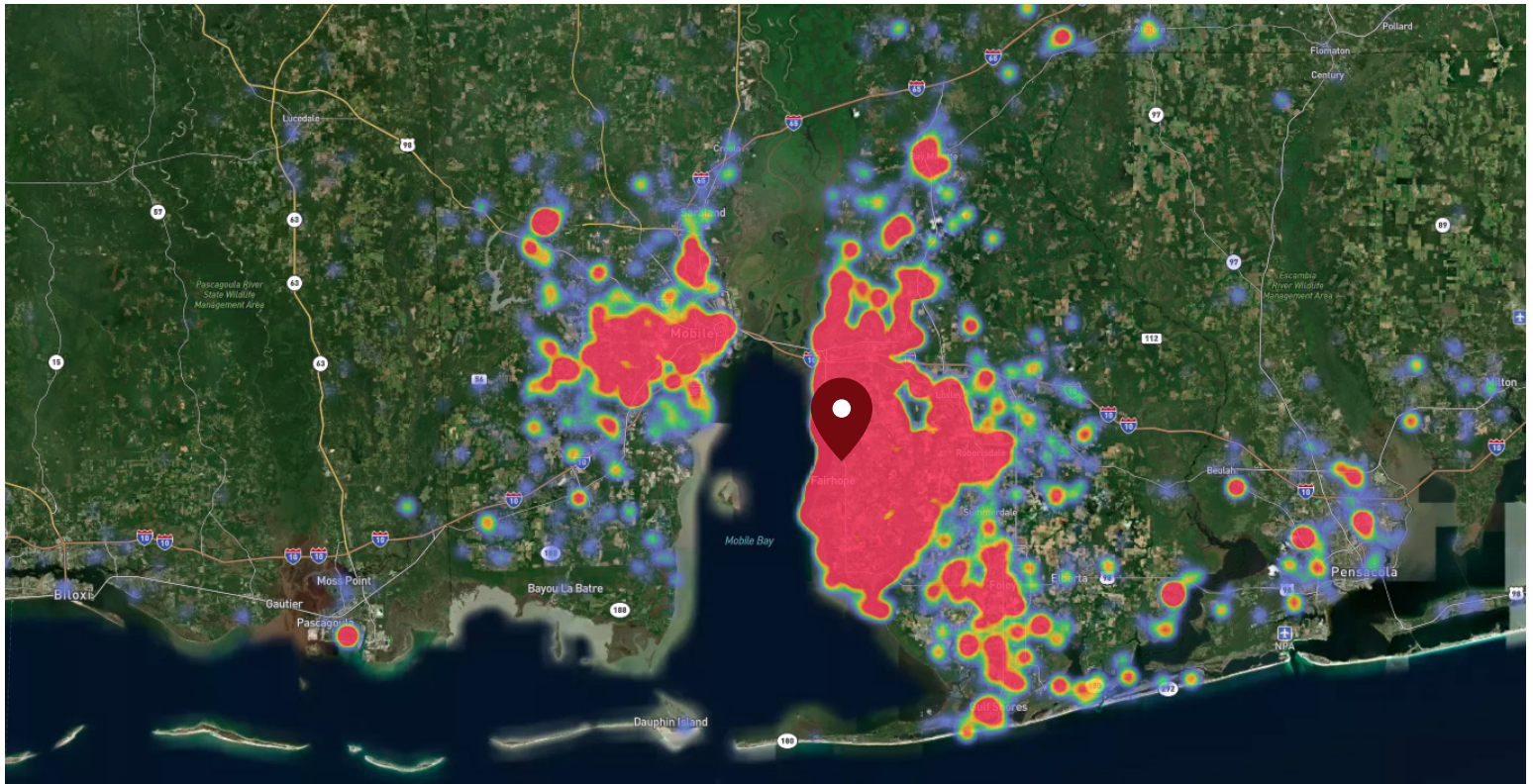
TOP 3 HOURS



	# OF VISITS
4-5 PM	97,293
5-6 PM	96,843
12-1 PM	92,880

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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