



OPP. TO OWN A DAYCARE FACILITY OR REDEVELOP

1090 Fairhope Ave, Fairhope, AL 36532

SELLERS PAYNE • ASSOCIATE

OFFICE: 251.460.1600

MOBILE: 251.463.3343

spayne@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer the opportunity to own the oldest operating daycare facility in Fairhope, Alabama. Conveniently located right across the street from the Baldwin County Satellite Courthouse, this property holds immense potential as a continued daycare facility or a prime redevelopment project. This 1.1-acre site features a 5,888+/- square foot daycare building with a second-story apartment, an adorable 852 square foot little red schoolhouse, and an expansive 9,000 square foot gymnasium building. Please note, this daycare facility is currently in full operation, and we kindly request that visitors refrain from disturbing its operations. The list price is exclusively for the real estate only and does not include any business value. For further details and to explore this exceptional opportunity, reach out to our expert team at Southeast Commercial.

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	1.1 Acres
Gross Building Size:	15,740 SF
Zoning:	B-4 Business and Professional District

DAYCARE FACILITY OR REDEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY





OPP. TO OWN A DAYCARE FACILITY OR REDEVELOP

1090 Fairhope Ave, Fairhope, AL 36532

SELLERS PAYNE • ASSOCIATE

OFFICE: 251.460.1600

MOBILE: 251.463.3343

spayne@southeastcre.com



DAYCARE FACILITY OR REDEVELOPMENT OPPORTUNITY

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



OPP. TO OWN A DAYCARE FACILITY OR REDEVELOP

1090 Fairhope Ave, Fairhope, AL 36532

SELLERS PAYNE • ASSOCIATE

OFFICE: 251.460.1600

MOBILE: 251.463.3343

spayne@southeastcre.com



DAYCARE FACILITY OR REDEVELOPMENT OPPORTUNITY

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 9082 Independence Ave, Suite B, Daphne, AL 36526 | www.southeastcre.com



SOUTHEAST
COMMERCIAL
REAL ESTATE



OPP. TO OWN A DAYCARE FACILITY OR REDEVELOP

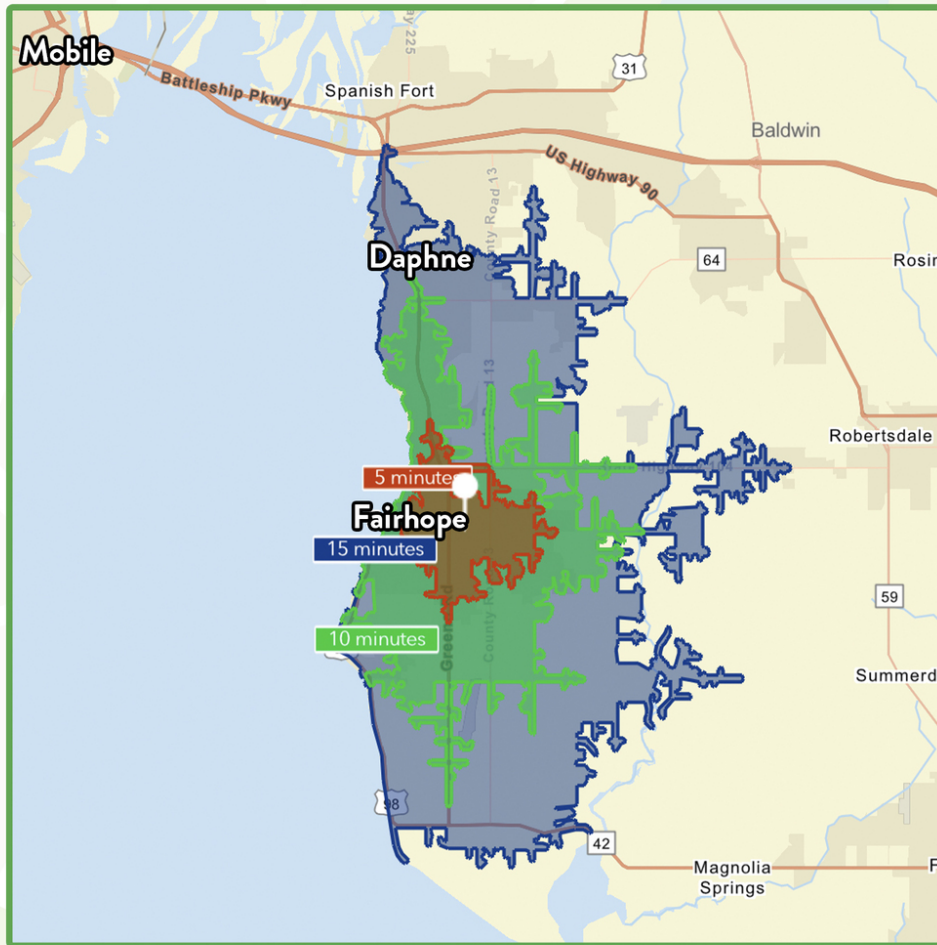
1090 Fairhope Ave, Fairhope, AL 36532

SELLERS PAYNE • ASSOCIATE

OFFICE: 251.460.1600

MOBILE: 251.463.3343

spayne@southeastcre.com



\$110,821

Average Household Income within 15 minutes of site.



44.6

Median Age

Within 15 minutes of site.



25,290

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	11,018	34,118	56,502
Average HH Income	\$101,395	\$108,500	\$110,821
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	11,950	35,965	59,777
Average HH Income	\$113,765	\$122,085	\$124,762

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

DAYCARE FACILITY OR REDEVELOPMENT OPPORTUNITY

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**