

**FOR LEASE**  
**1,500-4,500 SF**  
**OFFICE / WAREHOUSE**  
**FAIRHOPE, AL**



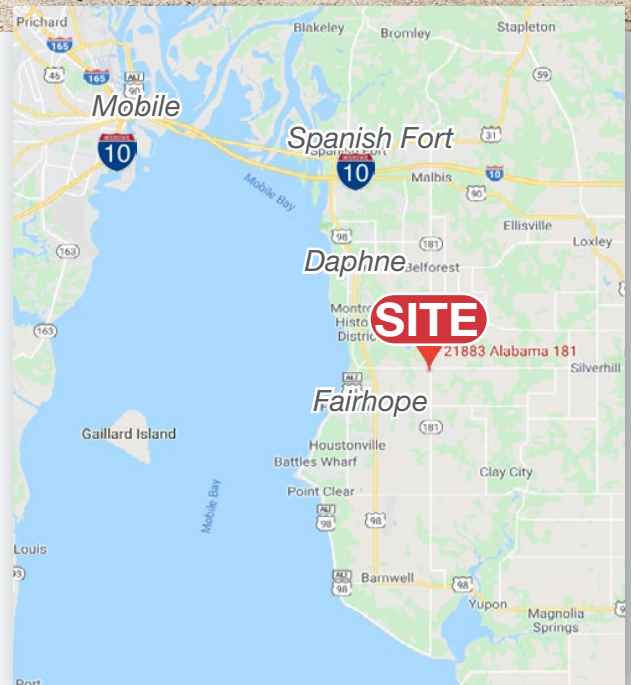
## Office / Warehouse Space

21883 State HWY 181  
Fairhope, AL 36532

### Property Features

- Suite H: 1,500 SF
- Suite I: 1,500 SF
- Suite J: 1,500 SF
- Brand new 5-unit complex
- 3/5 units remaining
- Two units or all three could be combined
- Built-to-Suit
- 10' x 10' roll up doors
- The three remaining spaces are fully customizable
- Perfect space to have both office & warehouse in same location
- Class A office / warehouse space
- Perfect space for builder, general contractor, architect, Realtor, and more

**LEASE RATE: \$15.00 SF/YR**



For more information:

**Jay D. Roberds, II, SIOR**

251.753.1015 cell

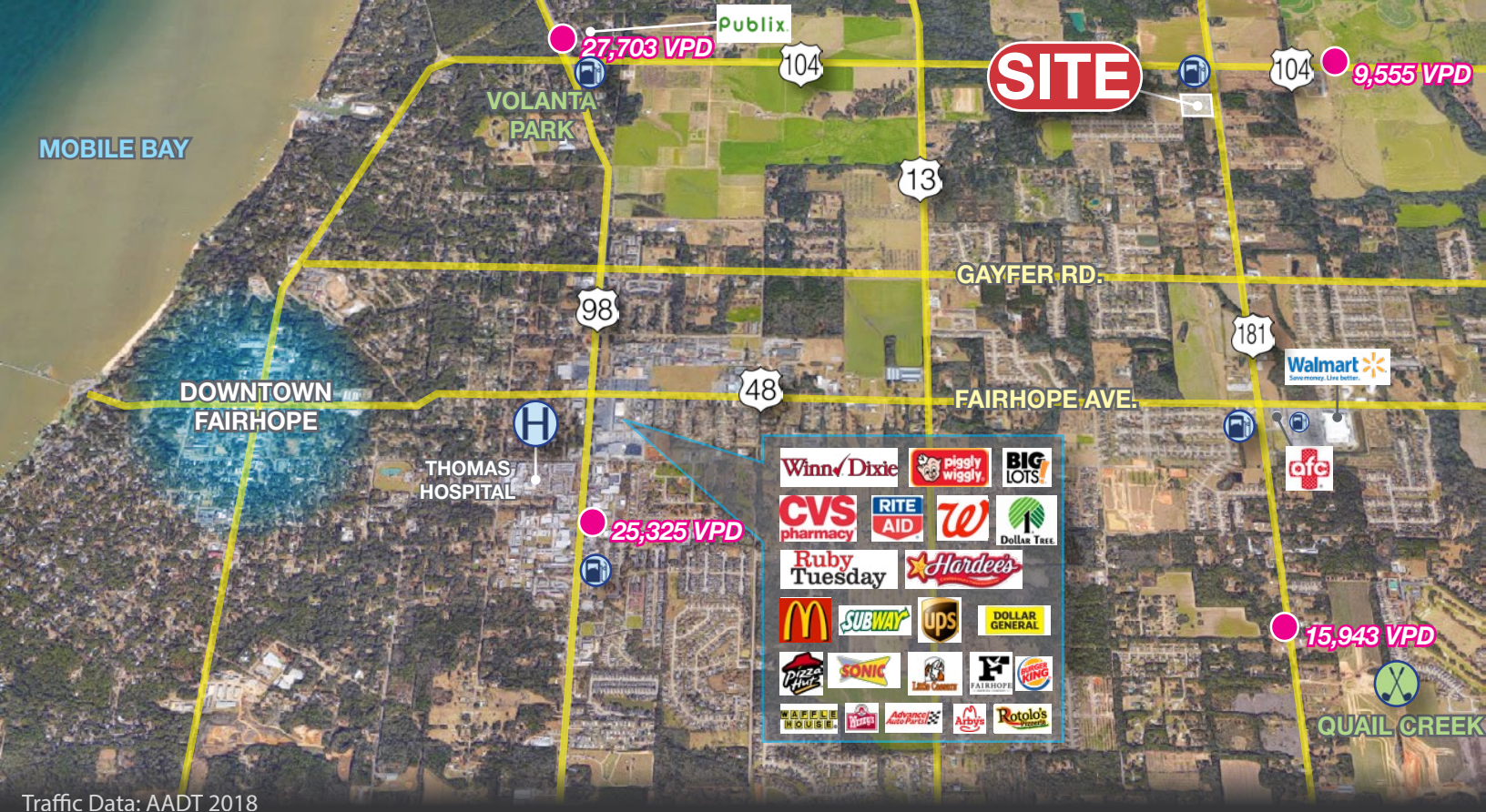
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Traffic Data: AADT 2018

## Location Description

Introducing a new office/warehouse development featuring large, 10x10 ft roll up doors. The center fronts State Highway 181, a growing retail corridor approximately 8.5 miles south of I-10. Fairhope is located in Baldwin County, the fastest growing county in the state of Alabama. Affluent area with an Average Household Income of \$96,843 within five minutes driving distance. New development is perfect for any office, retail or warehouse space right outside of Downtown Fairhope. Now Leasing this customizable space.



Fairhope Ave.	1.3 miles
HWY 98	2.3 miles
Downtown Fairhope	4.3 miles
Fairhope Municipal Pier	4.8 miles
Daphne, AL	6.4 miles
I-10	7.7 miles
Downtown Mobile	18.4 miles
Gulf Shores	28.1 miles
Pensacola, Fla.	46.7 miles

## Demographics: Drive-Times

	5 Min.	10 Min.	15 Min.
2019 POPULATION	6,915	38,705	76,205
# OF HOUSEHOLDS	2,677	15,385	30,200
AVG. HH INCOME	\$96,843	\$90,272	\$85,919

Source: ©ESRI 2020

