

## For Lease

### Property Description

PORTICO is an exciting new mixed-use development to be prominently positioned on over 500' of frontage along Fairhope Avenue - the gateway to downtown Fairhope, Alabama. Within walking distance of great restaurants, boutiques, parks and services, PORTICO will ultimately consist of over 30,000 square feet of commercial space and 33 luxury residential condominiums. The architectural design and features of PORTICO will set a new standard of quality for the growing market, appealing to discriminating business owners and residents alike.

Pre-leasing of the Phase I commercial space fronting Fairhope Avenue is now underway. Suites ranging from 1,232 to 5,964 square feet are available. Delivery is anticipated by late 2018. Contact Jeff Barnes, Stirling Properties, at 251-975-8222, for more information about commercial leasing. For residential sales information, contact Morgan Ashurst, Ashurst & Niemeyer, at 251-583-5016.

### COMMERCIAL SPACE AVAILABLE-PHASE I

- Total Space Available  
Building B: 5,964 ± SF  
Building C: 5,964 ± SF
- Base Rental Rate: \$24.00 PSF
- CAM, Taxes & Insurance: TBD
- Anticipated Delivery Date: Winter 2018

  
**PORTICO**  
FAIRHOPE

porticofairhope.com







Jeff Barnes, CCIM

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# PORTICO

559 Fairhope Avenue, Fairhope, AL

Overview

Area Map

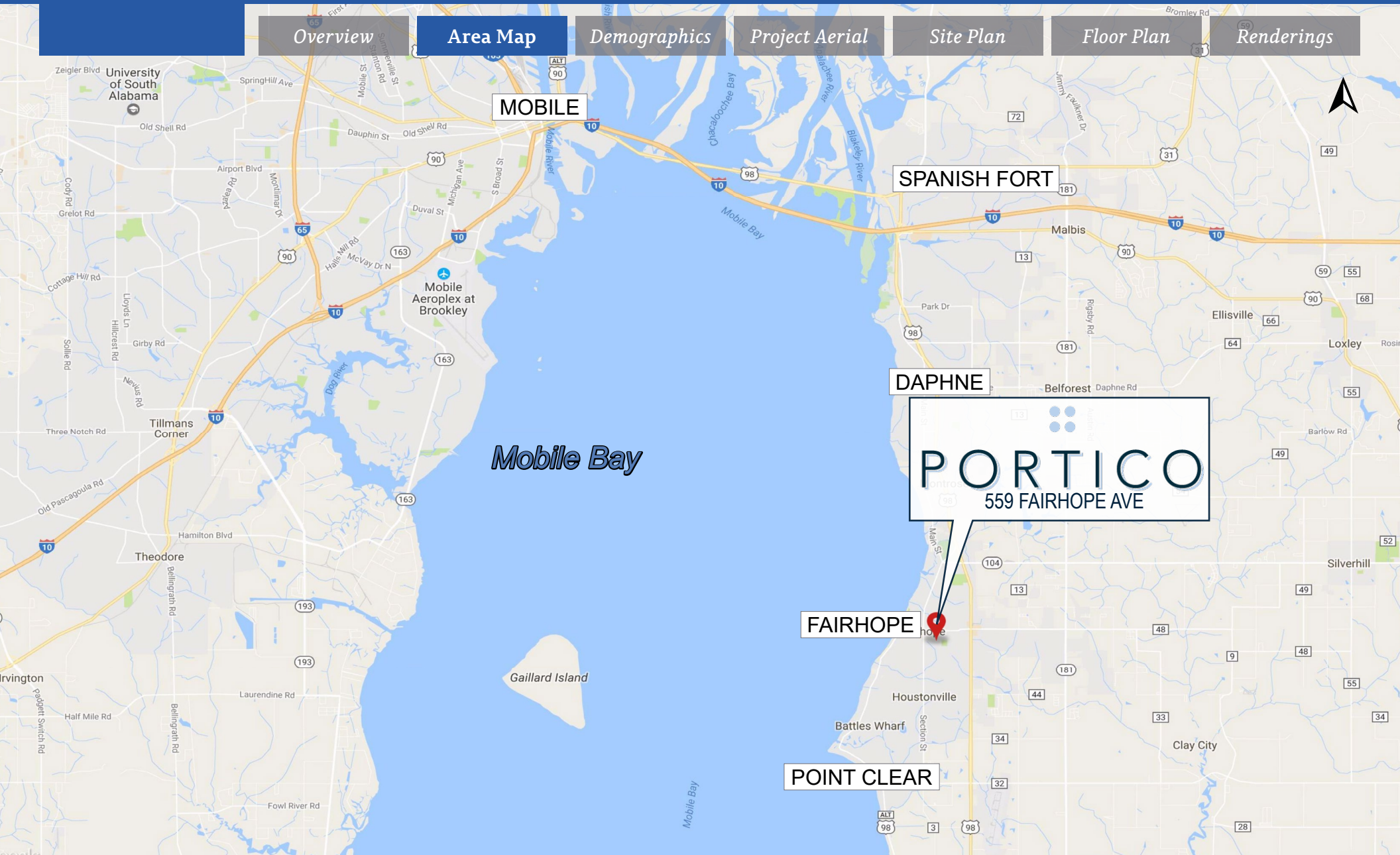
Demographics

Project Aerial

Site Plan

Floor Plan

Renderings



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Area Map

**Demographics**

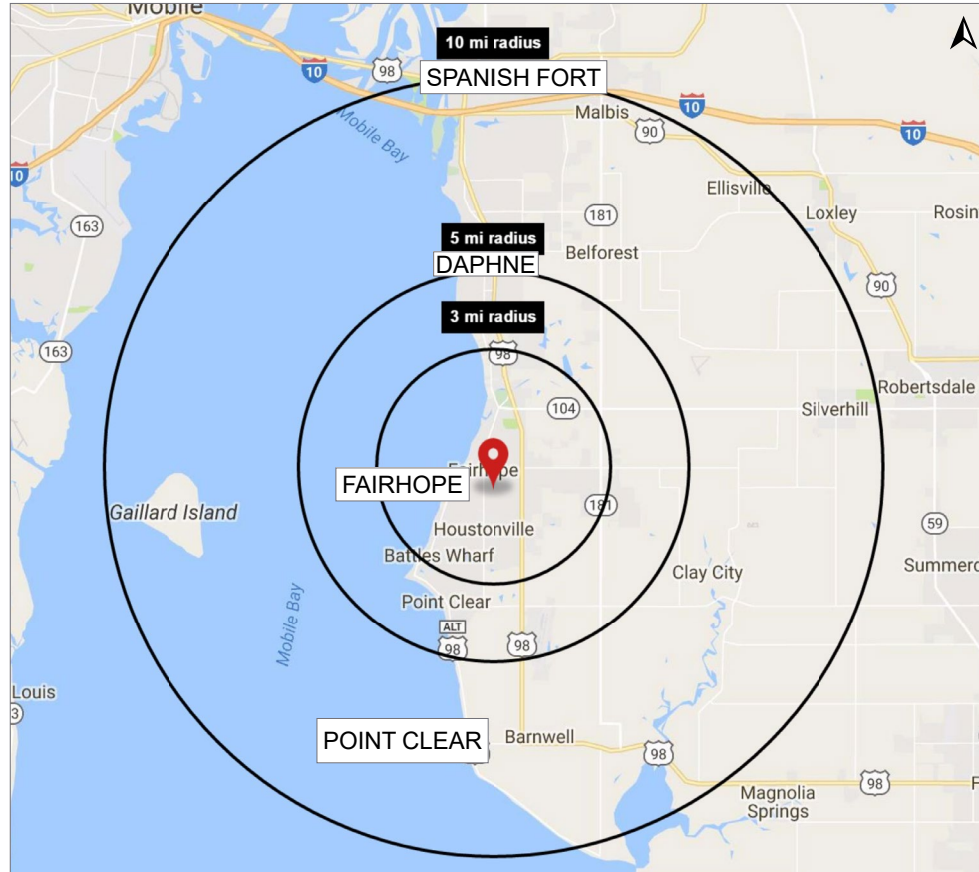
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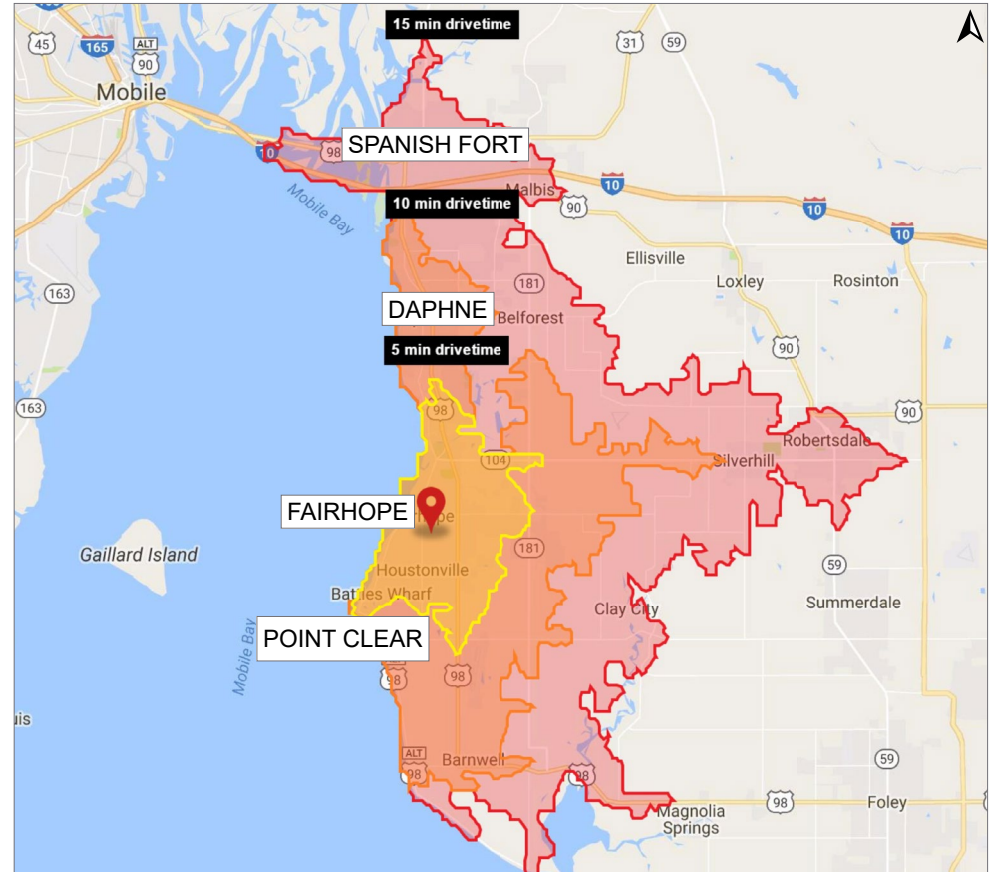
Renderings

## Demographic Map



2016 Demographics	3 mi.	5 mi.	10 mi.
Population	21,751	33,166	78,593
Proj. 5yr Growth	2.0%	1.9%	1.8%
Avg. HH Income	\$91,531	\$91,505	\$84,167

## Drivetime Map



2016 Drivetime Demographics	5 min.	10 min.	15 min.
Population	20,056	41,065	81,873
Proj. 5yr Growth	1.9%	1.7%	1.7%
Avg. HH Income	\$86,061	\$86,063	\$82,972



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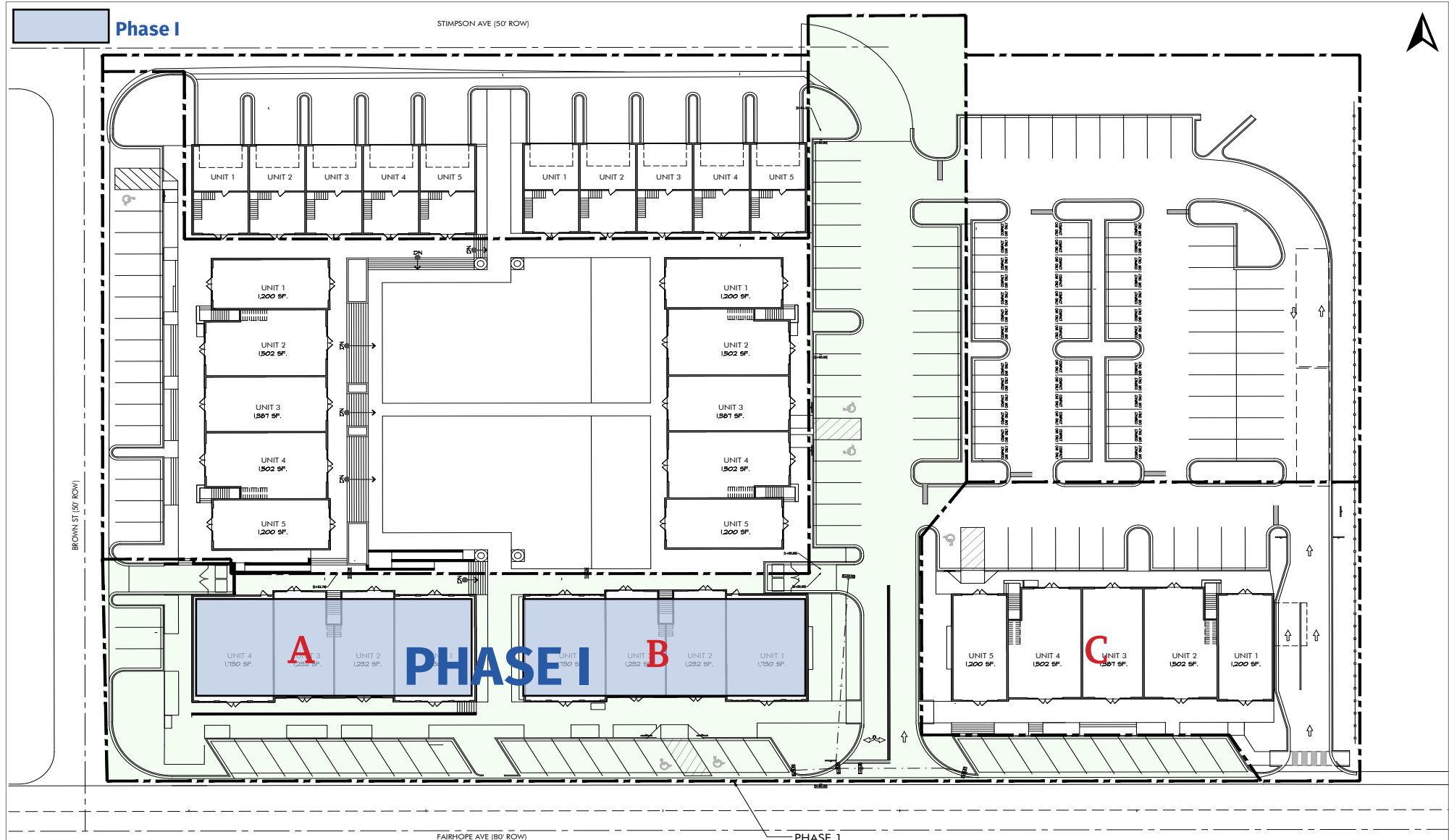
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*Demographics*

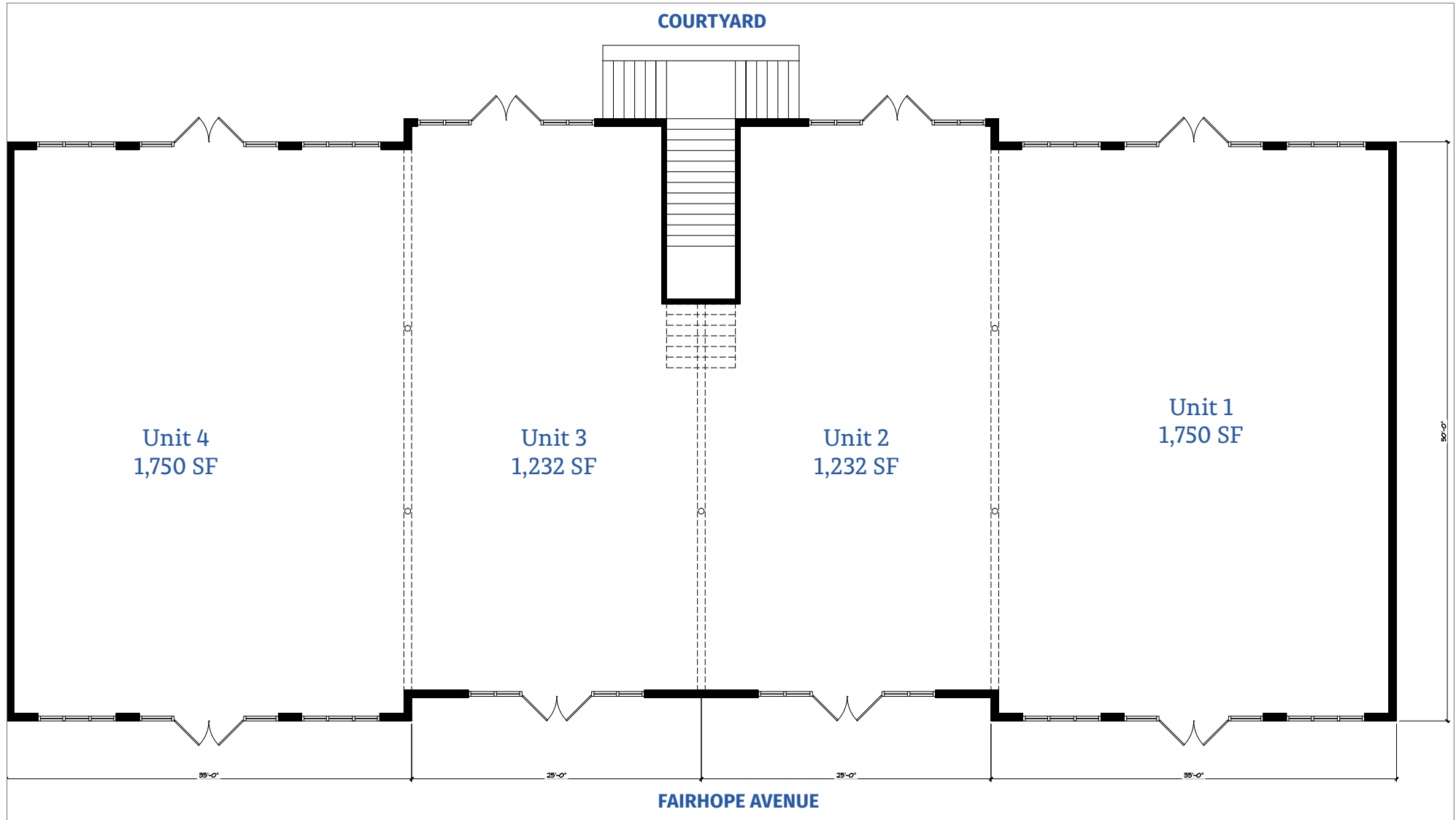
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*Renderings*

## Typical Floor Plan: Buildings B and C



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Courtyard Rendering



Birds-eye Rendering

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