



FOR LEASE



# Fern Medical Village

240 E FERN AVENUE, FOLEY, AL 36535

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# Fern Medical Village

240 E FERN AVENUE, FOLEY, AL 36535

Build-to-Suit New Construction Medical Office Opportunity | ±19 Build-to-Suit Freestanding Buildings on 12.18 Acres

## FOR LEASE

\$38 / SF

### Unique Partnership Advantages:

Opportunity Zone incentives

Tax-free exit potential

Invest in the real estate and explore lease-to-own options

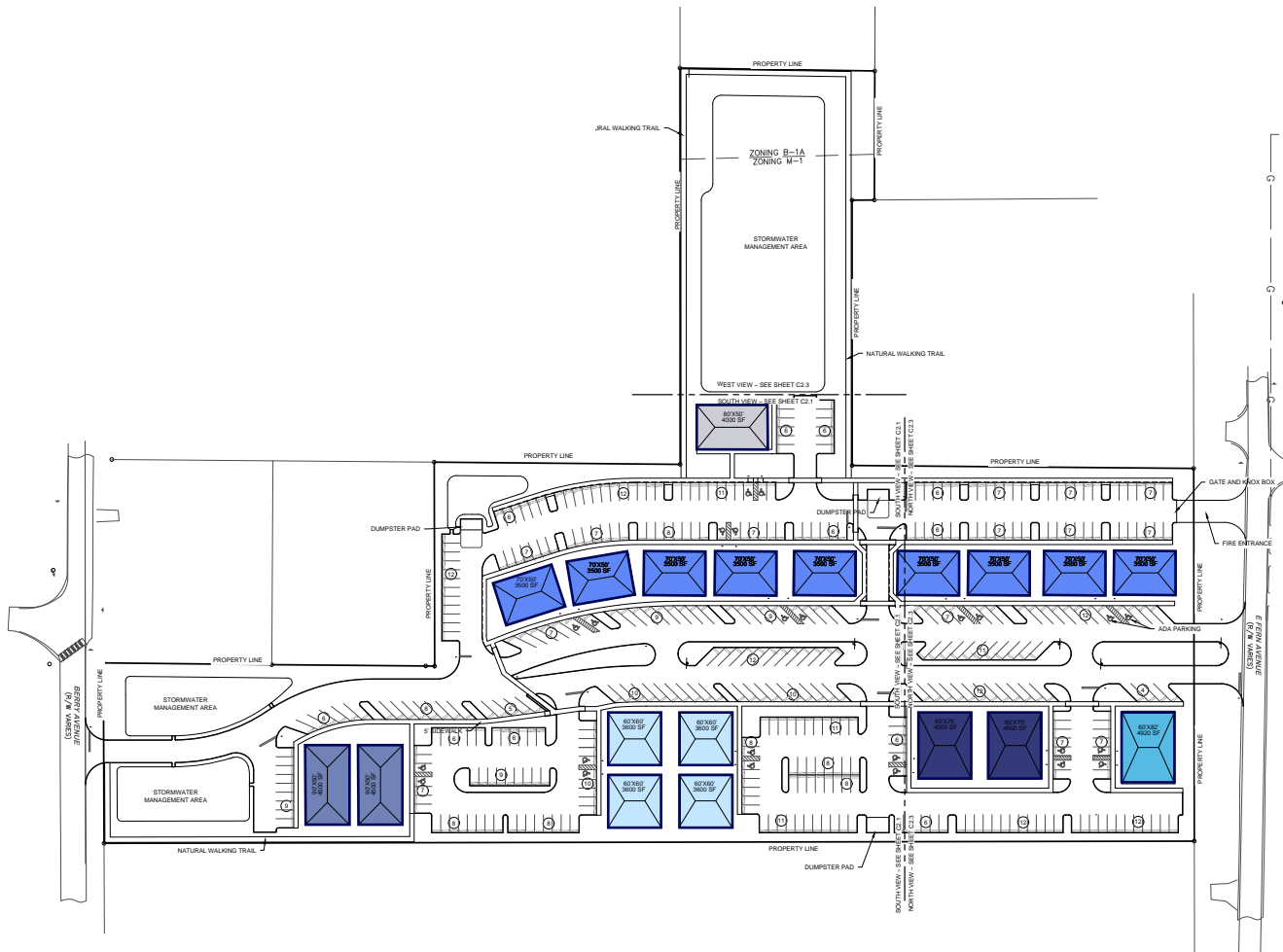








## Property Details

Address	240 E Fern Ave
Location	Foley, Alabama
Site Area	12.18 AC
Building Size	3,500 - 20,000 SF
Total SF	72,820 SF GLA
Parking	412 Spaces - 5.66/1000
Other	The party offering this property for lease currently holds a contractual equitable interest under a purchase agreement and does not currently hold legal title



# Site Plan



- |   |                     |   |                     |
|---|---------------------|---|---------------------|
|  | - 80x50' (4,000 SF) |  | - 60x60' (3,600 SF) |
|  | - 70x50' (3,500 SF) |  | - 60x75' (4,500 SF) |
|  | - 90x50' (4,500 SF) |  | - 60x82' (4,920 SF) |

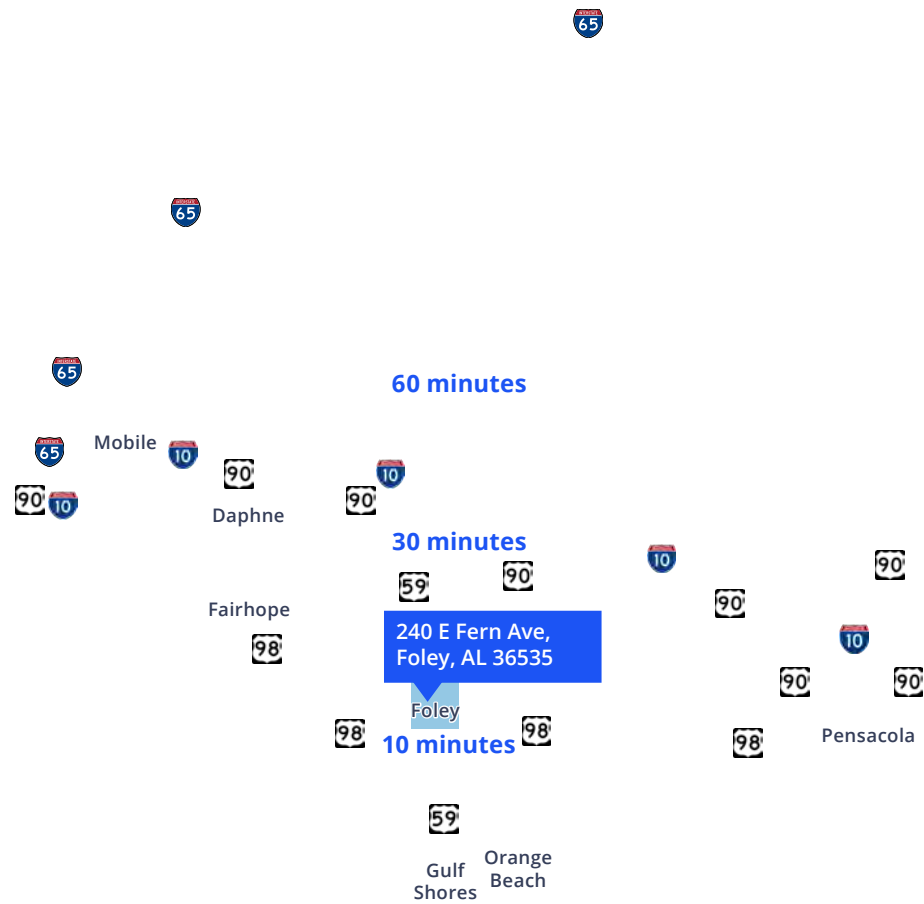
## Property Features

- New construction medical office space
- ±19 Build-to-Suit Freestanding Buildings
- Lease-to-own options
- Natural walking trails
- Ample parking with 412 spaces
- Located within an Opportunity Zone, which could offer Tax Benefits

**±72,820**  
total square feet  
available



# Location and Demographics



Population	10 Min	30 Min	60 Min
2025 Population	21,252	160,574	745,799
Age 65+	21.4%	24.3%	24.4%
Age 0-18	23.1%	22%	22.6%
2030 Projected Population	23,745	179,749	776,786
2025-2030 Annual Pop Change (CAGR)	2.24%	2.28%	0.82%

Daytime Population	10 Min	30 Min	60 Min
Total Daytime Population	27,480	150,359	807,454
Daytime Population: Workers	15,441	66,445	417,548
Daytime Population: Residents	12,039	83,914	389,906

Income	10 Min	30 Min	60 Min
2025 Average Household Income (AHHI)	\$79,200	\$102,260	\$94,936
2025 Median Household Income (MHHI)	\$64,471	\$75,295	\$69,878
2030 Projected Average Household Income (AHHI)	\$86,395	\$111,486	\$105,329

Households	10 Min	30 Min	60 Min
2025 Estimated Households	8,809	66,767	309,082
2030 Projected Households	10,031	76,131	327,861
2025 Median Home Value	\$278,526	\$338,873	\$299,325





## Property Highlights

- ±19 Medical/Retail Freestanding Buildings
- Flexible floor plans starting at 3,500 SF
- Lease-to-own options available
- Close proximity to Baldwin Health on Highway 59
- Located in Baldwin County, which has experienced 51% growth since 2010, making it one of the fastest growing counties in Alabama
- Opportunity Zone benefits
- Major tax incentives
- Located in an underserved medical market with a high demand for healthcare services

For more information, contact:

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