

LEASE OFFERING

22886 US HWY 98 – E & K
Fairhope, AL

MAJOR RENOVATION UNDERWAY

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Property Details



Address 22886 US Hwy 98 – E & K
Fairhope, AL 36532

Property Type Office/Warehouse

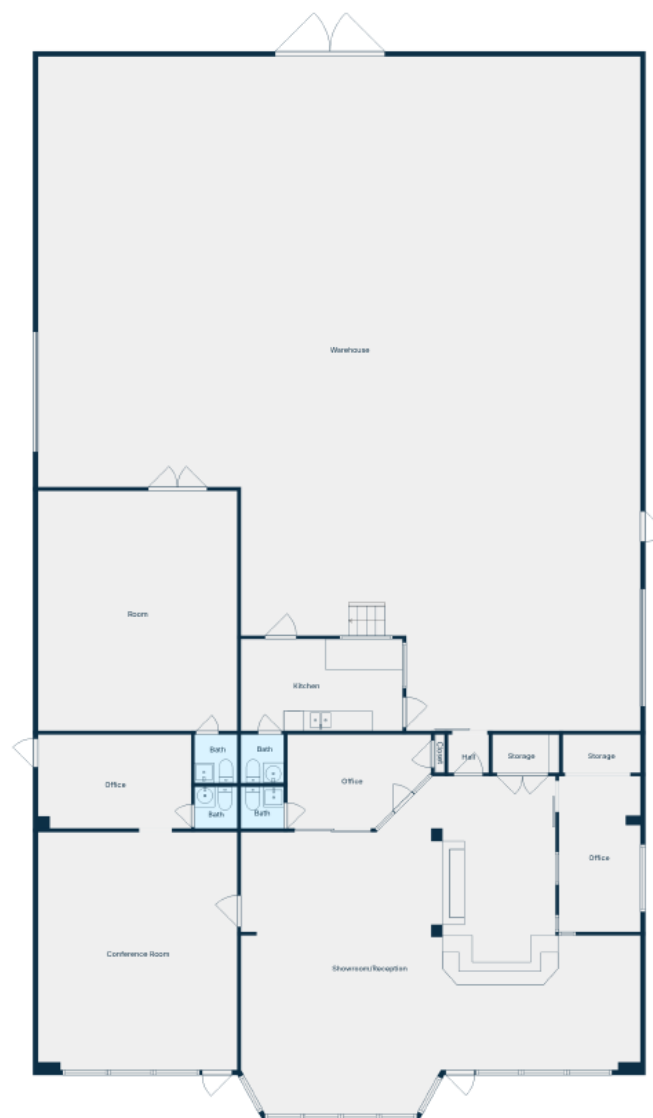
Total Rentable SF 6,116 SF

Rental Rate \$16.00/SF/YR (NNN)

Year Built 1989

Parking 6 - reserved parking space

Zoning B-2 Local Business District



PROPERTY FEATURES

Property Overview

Positioned on highly traveled Highway 98 (35k VPD) in Fairhope, AL, this $\pm 6,100$ SF office/warehouse facility offers excellent visibility and accessibility. The property includes approximately 3,300 SF of office space and 2,800 SF of warehouse space within a durable metal-frame building with a stucco exterior.

Planned Improvements

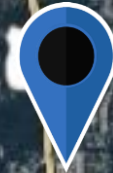
Ownership is investing in several upgrades, including a freshly painted exterior, new roll-up doors, white-boxing the office space, and a newly sealed and striped parking lot, creating a clean and professional environment for future tenants.

Market Highlights

Located in Fairhope, AL, within Baldwin County—the 7th fastest-growing county in the U.S.—the property benefits from a population of nearly 246,000 residents and strong economic growth driven by thriving commerce, healthcare, education, and cultural sectors.



Amenities Map



CR 104
12k VPD



HWY 98
35k VPD



 **Thomas Hospital**
INFIRMARY HEALTH



Demographics



Population	1 mile	3 miles	5 miles
2010 Population	1,828	13,810	34,183
2020 Population	2,427	17,449	47,543
2025 Population	2,773	19,416	53,737
2030 Population	3,104	21,566	59,937
2010-2020 Annual Rate	2.87%	2.37%	3.35%
2020-2025 Annual Rate	2.57%	2.06%	2.36%
2025-2030 Annual Rate	2.28%	2.12%	2.21%
Median Household Income			
2025 Median Household Income	\$ 104,191.00	\$ 82,927.00	\$ 87,487.00
2030 Median Household Income	\$ 112,597.00	\$ 91,001.00	\$ 98,614.00
2025-2030 Annual Rate	1.56%	1.88%	2.42%
Average Household Income			
2025 Average Household Income	\$ 145,626.00	\$ 124,098.00	\$ 120,595.00
2030 Average Household Income	\$ 157,251.00	\$ 132,864.00	\$ 131,057.00

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