



Vacant Big Box For Sale
45,000 Sq Ft Total
\$5,600,000
100 Ecor Rouge Place Shop Ctr, Fairhope, Alabama 36532

Disclaimer

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PROPERTY HIGHLIGHTS

- Pricing: \$5,600,000
- Total GLA: 45,000 +/- SF Total
- Interior Anchor Space in the Rouge Place Shopping Center– Condo Suite 2 located Down the Street from Thomas Hospital & 2 Miles North of Fairhope High School
- Located Just East of Downtown Fairhope
- Fairhope is in Baldwin County, the Fastest Growing County in the State of Alabama
- Brand new Marshalls, CFA & Starbucks across the street.

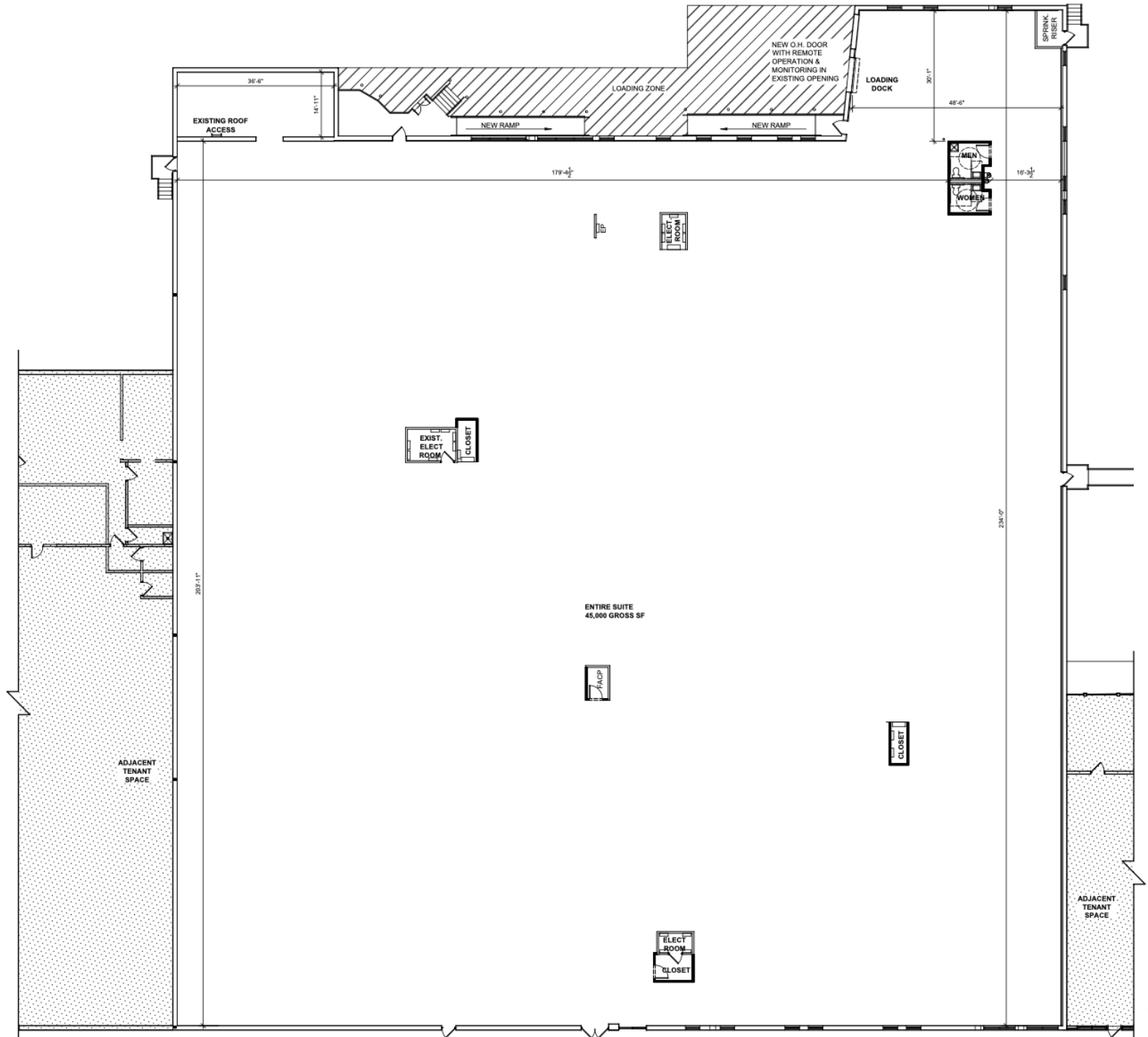
Herrington Realty is pleased to present an exceptional opportunity in the Rouge Place Shopping center, located just north of the busy intersection of Fairhope Ave and Highway 98 in Fairhope, Alabama. The property features a 45,370 sq ft interior anchor space. The space is a former climate-controlled storage facility but was also previously a grocery store and an office facility. The property is located down the street from Thomas Hospital—the premier medical facility in the area, and just 2 miles north of Fairhope High School. The property is in a condo and the features full cross access parking across the property for the other units.

This vibrant city is renowned for its high quality of life and dynamic local economy, frequently celebrated by Southern Living magazine as one of the top small towns in the South for its coastal charm, thriving arts community, and spirited community events. With a growing population and rising retail sales, Fairhope has become home to some of the most sought-after property in the entire state and offers a prime business environment for retailers looking to enter one of the fastest growing markets in the state of Alabama.



SPACE HIGHLIGHTS

- Pricing: \$5,600,000
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Property Photos



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Highway 98 - 28,700+ VPD





Downtown Fairhope



Fairhope Ave - 11,500+ VPD



Highway 98 - 28,700+ VPD





Downtown Fairhope



Fairhope Ave - 11,500+ VPD



Highway 98 - 28,700+ VPD

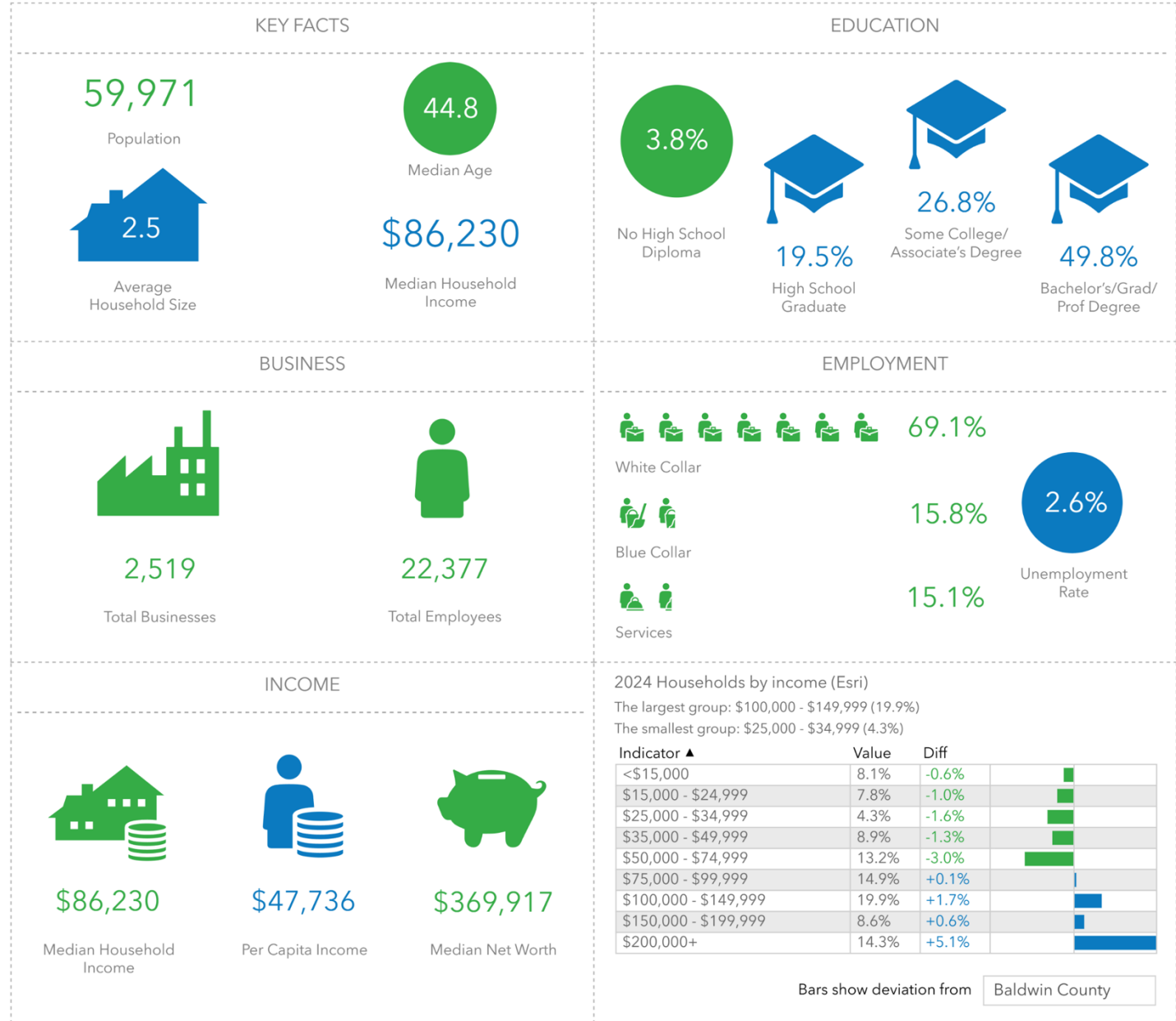


Fairhope, Alabama

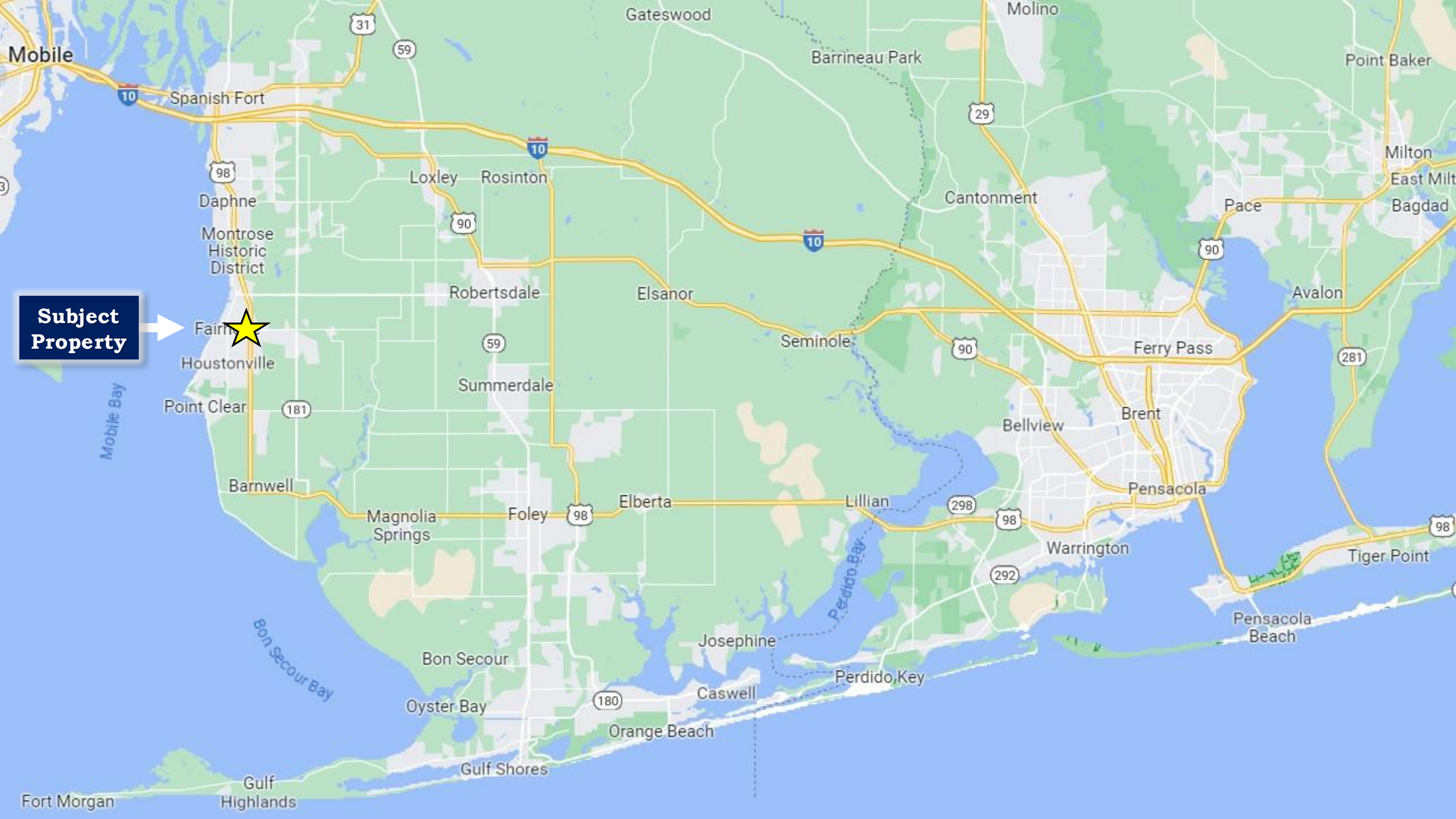
Fairhope is a city in Baldwin County, Alabama on the eastern shoreline of Mobile Bay. Baldwin County has been one of the fastest growing counties in the state over the past 10 years and during that growth for the overall county, Fairhope stands in a league of its own. Fairhope has become home to some of the most sought-after real estate in the entire state and has been the beacon for growth along the coast. Fairhope has reported population growth of over 55% since 2010, resulting in a population of over 24,000 people.

Baldwin County, home to Alabama's famous beaches, is in the southwestern part of Alabama on the Gulf Coast. According the 2019 Census, the population exceeds 223,000 people. It is stated as the largest county in Alabama by area and is located on the eastern side of Mobile Bay. There has been a major shift in population on the gulf coast in the past few years as people are flocking to the beaches not just for the summer, but to live. Four of Alabama's 10 fastest-growing cities over the last decade and three of the top five are at or near the coast, showing the desire of Alabama residents to get closer to the coast. Two separate areas in Baldwin County have been designated as "Outstanding Alabama Water" by the Alabama Environmental Management Commission, which oversees the Alabama Department of Environmental Management, this recognition is considered the "highest environmental status" in the state. The pristine water on the coast of Alabama will continue to attract not only residents from around the state but also tourist from around the southeast for years to come.

Key Facts



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri



**Subject
Property**

