

FOR LEASE: OUTPATIENT MEDICAL SPACE



Fairhope Outpatient Medical Facility

2,776 RSF Available

411 North Section Street, Fairhope, AL 36532

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PROPERTY OVERVIEW

Situated on the west side of North Section Street (Route 98) across from Fairhope Elementary School, this off-campus property features excellent visibility and convenient access from Route 98. It includes a covered patient drop-off entrance and currently houses an ambulatory surgery center, wound care, primary care, and an eye care center.

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Campus Setting Off Campus

Building Details 35,600 RSF
Built in 2005
Three stories

Available Ste E: 2,776 RSF
Shell space ready for custom design and
build out

Access Easy access to and from Route 98

Parking Surface Parking

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FAIRHOPE MEDICAL FACILITY

411 NORTH SECTION STREET, FAIRHOPE, AL 36532



AREA OVERVIEW

Fairhope, Alabama is a charming bayside community on the eastern shore of Mobile Bay, just east of Mobile. Known for its strong arts scene, Fairhope hosts frequent festivals and cultural events throughout the year. The city features tree-lined streets, scenic parks, and a relaxed, welcoming atmosphere. Residents and visitors benefit from Fairhope's proximity to Mobile's central business district, about a 30-minute drive away, as well as its convenient location between the city and Alabama's Gulf Coast beaches.

Healthcare in Fairhope and the surrounding area includes Thomas Hospital, a full-service hospital providing emergency care, surgical services, and other inpatient and outpatient care right in town. There are also nearby specialist services such as Eastern Shore Women's Health, plus larger medical centers within about 15-30 miles in Foley and Mobile offering broader specialty care, making quality healthcare accessible for residents and visitors alike.

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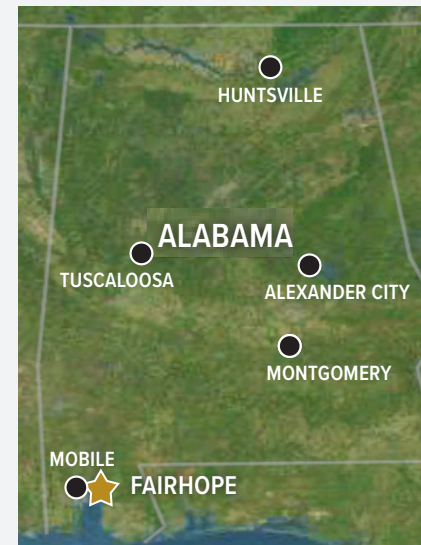
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DEMOGRAPHICS

Fairhope, AL	Statistics
Population	23,360
Median Household Income	\$86,509
Median Age	47.1



Area Healthcare

- Alexander City**
 - Russell Medical Center
- Huntsville**
 - Huntsville Hospital
 - Crestwood Medical Center
- Mobile**
 - USA Health Children's & Women's Hospital
 - Infirmary Health
 - Providence Memorial Hospital
 - Springhill Medical Center
- Montgomery**
 - Jackson Hospital
 - VA Medical Center
 - Baptist Medical Center South
- Tuscaloosa**
 - DCH Regional Medical Center
 - VA Medical Center

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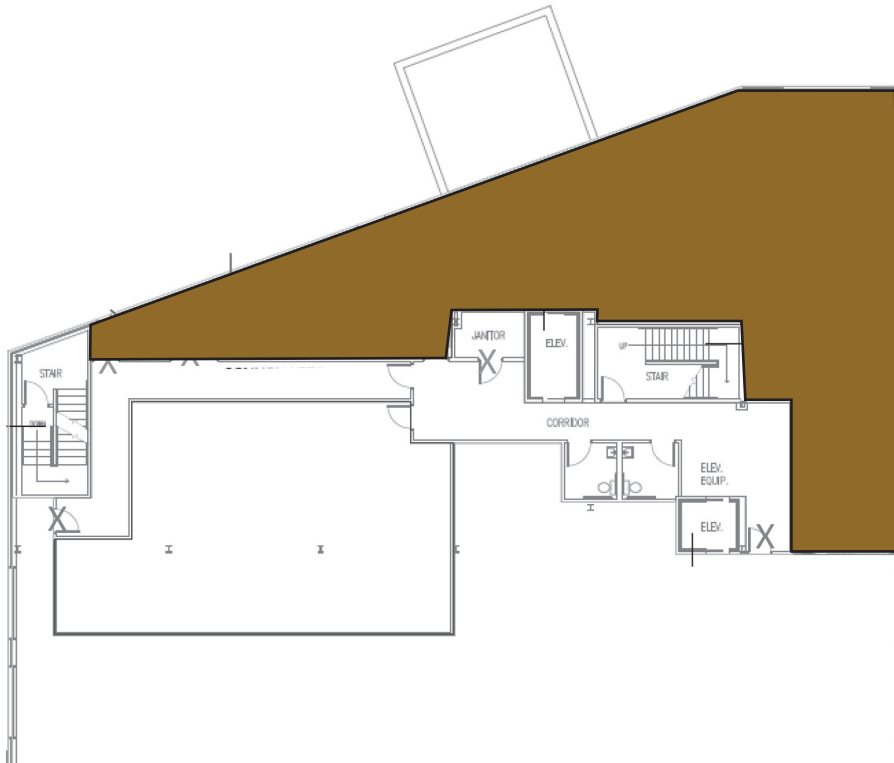


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SECOND FLOOR

Suite E
2,776 RSF

*Shell space ready for custom
design and build out*



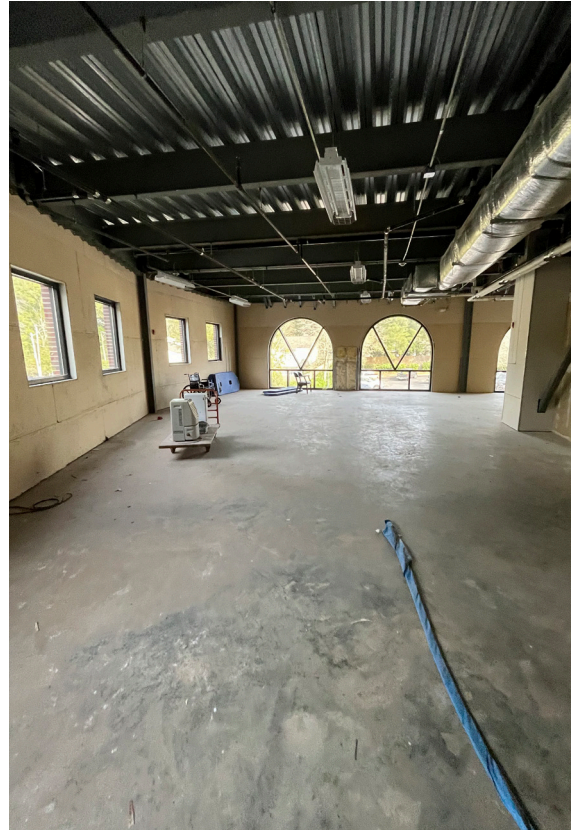
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SHELL SPACE CONDITION PHOTOS

Ready for custom design and build out



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