

# Publix #1265 - The Shoppes at Fairhope Village

22530 US Highway 98  
Fairhope, AL 36532  
Lat 30.556, Long -87.891

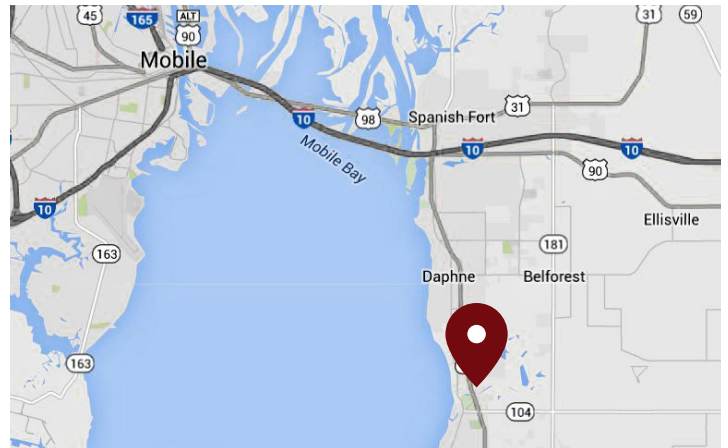
FOR LEASE



±0.97 ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- First New Grocery-Anchored Center Built in 15 Years Within the Affluent Fairhope Trade Area
- Architecturally Attractive Center Anchored by Publix Drawing an Average of More than 17,000 Customers/Week
- Strategically Positioned on US Highway 98, a Highly Trafficked Commuter Path from Fairhope to Mobile
- Combined Traffic Count: 27,232 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,604	20,805	52,945
Daytime Population	2,315	27,517	53,936
Total Households	916	8,513	21,223
Avg. HH Income	\$146,323	\$125,595	\$120,984

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Jamie Golomb

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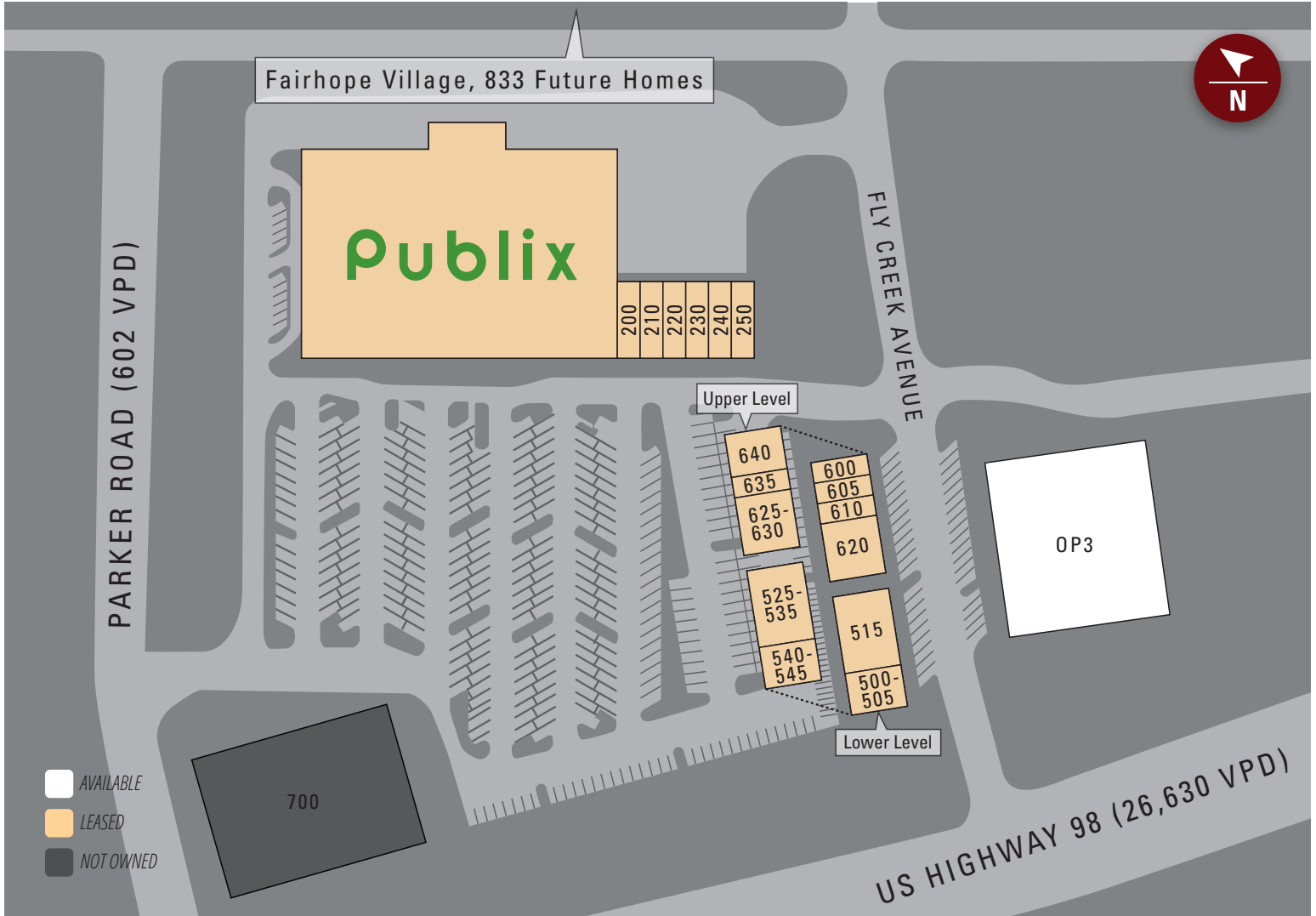
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Suite	Tenant	Size
100	Publix	54,340
200	Deluxe Nails	1,400
210	Pure Barre	1,400
220	Salon Thirty-One	1,400
230	StretchLab	1,400
240	Naro Audiology	1,400
250	Shanghai Cottage	1,400
500-505	Hollon Dental	2,000
515	Elkins, Bell & Terrezza Optical	3,500

Suite	Tenant	Size
525-535	Maronda Homes	3,500
540-545	RHCC	2,000
600	Lynn Mcconnell	1,000
605	Tommy Parker Diamonds	1,000
610	Edward Jones	1,000
620	VIP Care	2,500
625-630	Hive Modern Home	2,500
635	Brows by Maria	1,000
640	Bench Mark Physical Therapy	2,000

Suite	Tenant	Size
OP3	AVAILABLE	0.97 Acre
<b>TOTAL</b>		<b>84,740</b>

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



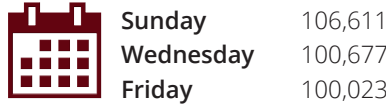
AVG. VISITS / CUSTOMER



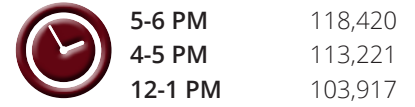
AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS # OF VISITS

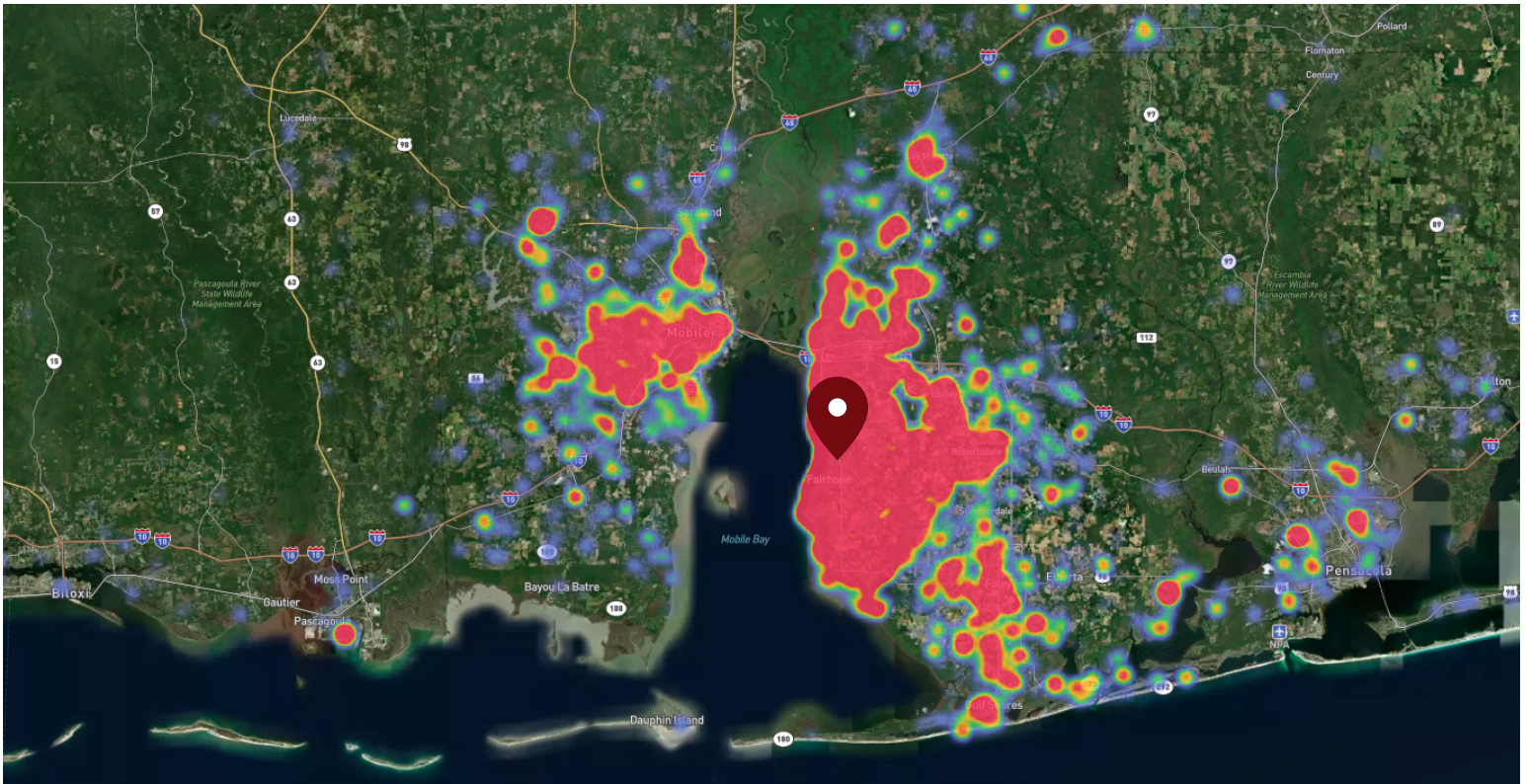


TOP 3 HOURS # OF VISITS



Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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