

STOIC

REALTY PARTNERS

LEASE OFFERING

CAPITAL OFFICE

26148 Capital Dr – Daphne, AL 36526

Office Suite for Lease | Suite C

1 Suites

AVAILABLE

1,200 SF

SUITE SIZE

\$20.00/SF

BASE RATE • MG

GRANT REAVES

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Disclaimer: Images do not reflect the building's current condition. Renovations are underway and include painting, parking lot improvements, and interior upgrades.



The Offering

1 Suite

AVAILABLE

1,200 SF

SUITE SIZE

\$20.00/SF

BASE RATE (MG)

Newly Renovated

FEATURES

Office

PROPERTY TYPE

B-2 General Bus.

ZONING

Stoic Realty Partners is pleased to present one office suite for lease at 26148 Capital Dr — a well-located office building in the heart of Daphne's commercial corridor in Baldwin County, Alabama.



- One office suite offering convenient access to CR 64 (19,115 VPD).
- Durable masonry construction with convenient office configurations
- Located in Baldwin County—one of the nation's fastest-growing counties, with approximately 262,000 residents
- Strategically positioned 1.50 miles from Hwy 181 (24,087 VPD) and 1.50 miles from Hwy 98 (37,887 VPD)

Unit Details — C

Address	26148 Capital Dr – Suite C Daphne, AL 36526
Property Type	Office
Unit Size	1,200 SF
Rental Rate	\$20.00 / SF / YR (MG)
Buildout	X Offices X Conference Rooms X Bathrooms 1 – Reception Area
Year Built	2000
Zoning	B-2 General Business District

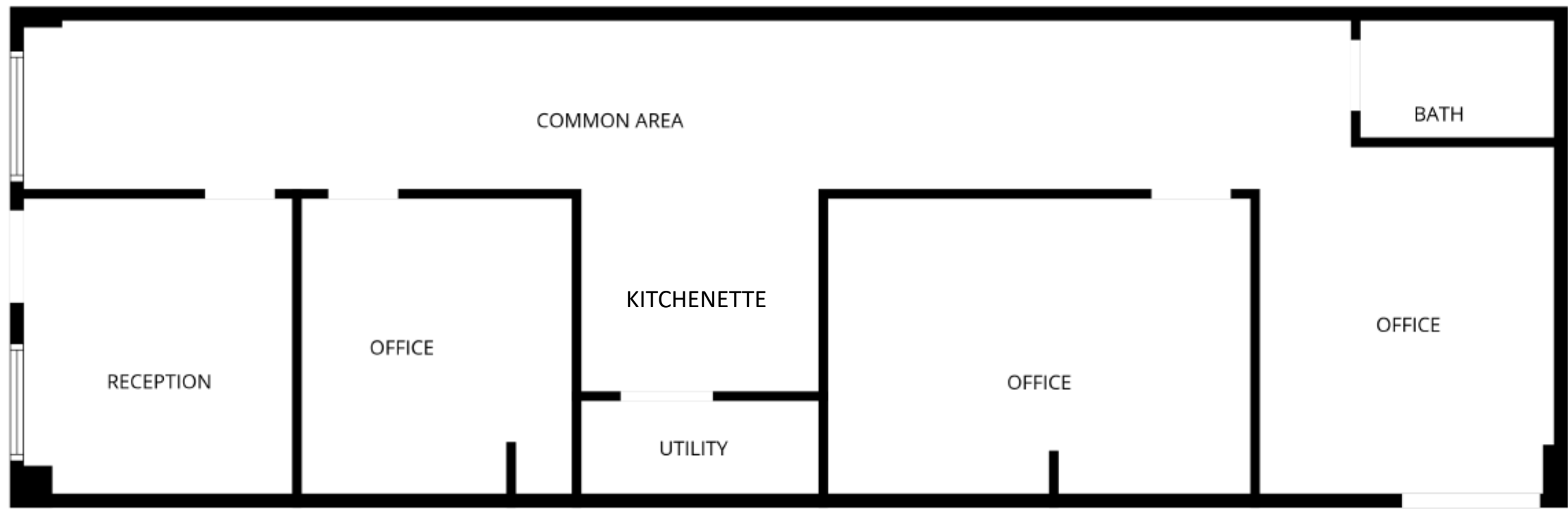


Disclosure: Images have been digitally edited using AI to remove clutter and do not reflect the space’s current condition. Renovations are underway, and the space is expected to be delivered in a condition similar to that shown.

Site Plan — C



Floor Plan — C



LOCATION

Property Features



37,887 VPD

HIGHWAY 98

24,087 VPD

HIGHWAY 181

~262,000

BALDWIN COUNTY POPULATION

A HIGH-GROWTH GULF COAST MARKET

Situated in Daphne, Alabama, within Baldwin County — ranked among the nation’s fastest-growing counties — the property benefits from a population approaching 262,000 residents and sustained economic growth fueled by strong commerce, healthcare, education, manufacturing, and tourism industries.

A CONVENIENT, WELL-LOCATED FACILITY

Located near the heavily traveled Hwy 98 (37,887 VPD), this newly renovated office facility offers excellent visibility and access in the heart of Daphne’s commercial corridor. Suites are 1,200 to 2,400 SF and feature durable masonry construction and desirable layouts for office and commercial uses.

SUBJECT MARKET

five BELOW TJ-maxx

DICK'S SPORTING GOODS

Hobby Lobby

Bass Pro Shops

THE HOME DEPOT

LOWE'S

Mellow Mushroom PIZZA BAKERS

sam's club

Dillard's BARNES & NOBLE

belk Chick-fil-A

Starbucks Cracker Barrel BEST BUY

I-10
66k VPD

HWY 181
24k VPD

CAPITAL DR

CR 64
19k VPD

DODGE Ford ALDI

GMC CVS

TARGET TSC TRACTOR SUPPLY CO. WAGGONER Mo's southwest grill

STAPLES tazikis Starbucks CHIPOTLE MEXICAN GRILL

Walmart Publix ALDI



Demographics

Population	0–3 Mile	3–5 Mile	5–10 Mile
2020 Population	28,185	46,410	102,626
2026 Population	31,988	51,582	112,199
2031 Population	34,047	54,763	119,147
2010–2020 Annual Growth	2.90%	2.56%	2.90%
2020–2026 Annual Growth	2.05%	1.70%	1.44%
2026–2031 Annual Growth	1.26%	1.20%	1.21%
MEDIAN HOUSEHOLD INCOME			
2026 Median HH Income	\$102,583	\$101,620	\$100,371
2031 Median HH Income	\$112,690	\$111,483	\$112,005
2026–2031 Annual Growth	1.90%	1.87%	2.22%
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	\$53,083	\$53,311	\$52,572
2031 Average HH Income	\$61,862	\$62,161	\$61,611
2026–2031 Annual Growth	3.11%	3.12%	3.22%

BALDWIN COUNTY

~262,000

COUNTY POPULATION

**Fastest-
Growing**

COUNTY IN ALABAMA

5 Sectors

COMMERCE · HEALTHCARE ·
EDUCATION · MANUFACTURING ·
TOURISM

STOIC

REALTY PARTNERS

Shifting perspectives to build opportunity.

FOR MORE INFORMATION, PLEASE CONTACT

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CONFIDENTIALITY & DISCLAIMER — This lease offering has been prepared for the exclusive use of prospective tenants in evaluating the property located at 21648 Capital Dr. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to its accuracy or completeness. Prospective tenants should conduct their own independent investigation. The owner and its representatives reserve the right to withdraw the property from the market, or to modify the terms of the offering, at any time without notice.

Disclosure - The owners of this property are licensed real estate agents in the State of Alabama and have an ownership interest in the property.

CAPITAL OFFICE | DAPHNE, AL