

STOIC

REALTY PARTNERS

LEASE OFFERING

SPANISH FORT OFFICE

30466 Sgt. E.I. Boots Thomas Drive – Spanish Fort, AL

Office Suites for Lease | Suites 201, 204, 206C, 207

4 Suites

AVAILABLE

150 - 780 SF

SUITE SIZE

\$350 - \$1,200/MO

BASE RATE

GRANT REAVES

251.518.6972 | Greaves@Stoiccp.com

JEREMY FRIEDMAN

251.747.9111 | jfriedman@stoiccp.com

STOIC

REALTY PARTNERS

Table of Contents

- 01 The Offering
- 02 Floor Plan
- 03 Unit Details - 201
- 04 Photos - 201
- 05 Unit Details - 204
- 06 Photos - 204
- 07 Unit Details - 206C
- 08 Photos - 206C
- 09 Unit Details - 207
- 10 Photos - 207
- 11 Property Features
- 12 Amenities Map
- 13 Demographics



The Offering

4 Suites

AVAILABLE

150 - 780 SF

SUITE SIZES

\$350 - \$1,200

BASE RATE (GROSS)

Private Bathrooms

Features

Office

PROPERTY TYPE

M-1

ZONING

Stoic Realty Partners is pleased to present this office facility for lease at 30466 Sgt. El Boots Thomas Dr in Spanish Fort, AL — a well-located office building in the heart of Spanish Fort's commercial corridor in Baldwin County, Alabama.



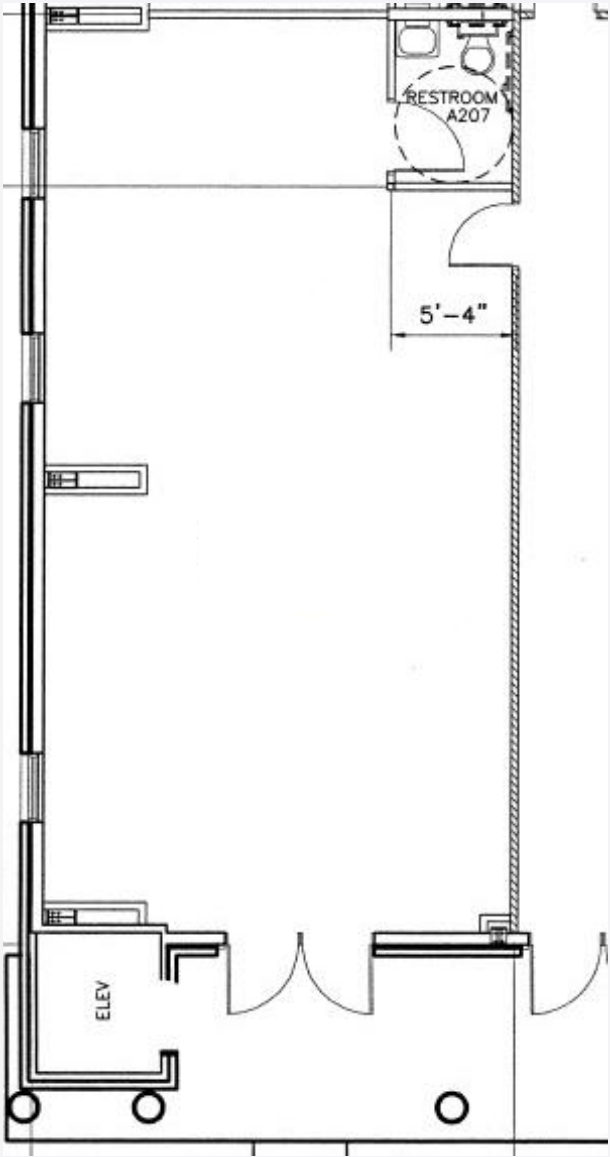
- Office building offering 10 Office Suites located on the second floor with elevator access. The second floor consists of 6,000 SF of office space with suites ranging in size from 150 SF to 780 SF
- Open floor plan for all suites with a private bathroom for each
- Located in Baldwin County—one of the nation's fastest-growing counties, with approximately 262,000 residents
- Strategically positioned a short drive to major thoroughfares such as I-10, Hwy 31, and Hwy 181

Floor Plan



Unit Details - 201

Address	30466 Sgt. Boots Thomas Drive Suite 201 Spanish Fort, AL
Property Type	Executive Office
Unit Size	780 SF
Rental Rate	\$1,200.00/mo
Utilities	All included in rental rate except WIFI
Buildout	780 SF Office – one private bathroom
Zoning	M-1
Year Built	2008



THE ASSET

Property Photos — 201



ENTRANCE



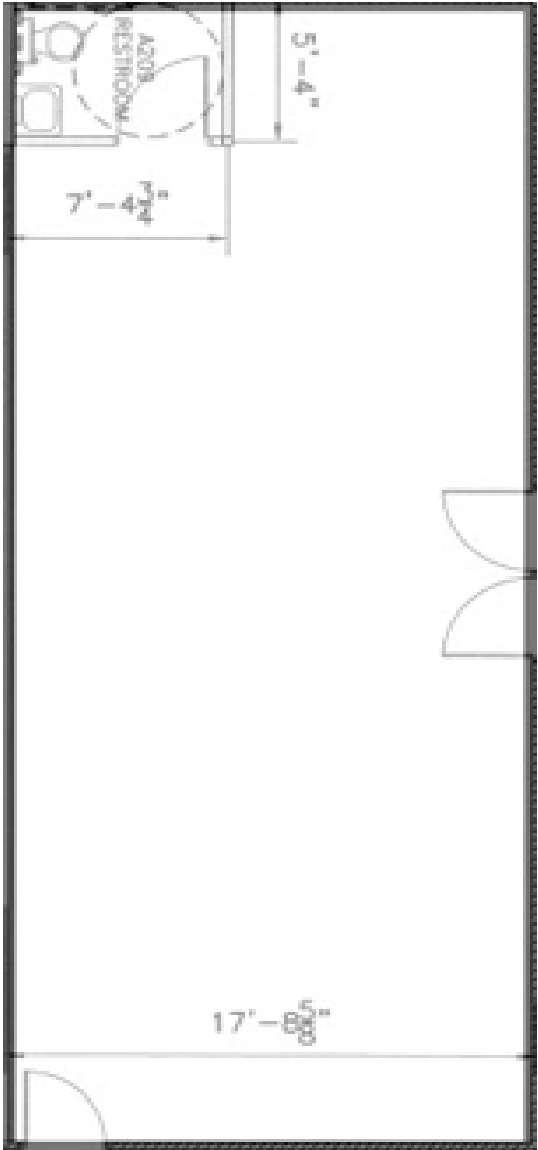
OFFICE



BATHROOM

Unit Details – 204

Address	30466 Sgt. Boots Thomas Drive Suite 204 Spanish Fort, AL
Property Type	Executive Office
Unit Size	749 SF
Rental Rate	\$1,150.00/mo
Utilities	All included in rental rate except WIFI
Buildout	749 SF Office – one private bathroom
Zoning	M-1
Year Built	2008



THE ASSET

Property Photos — 204



ENTRANCE



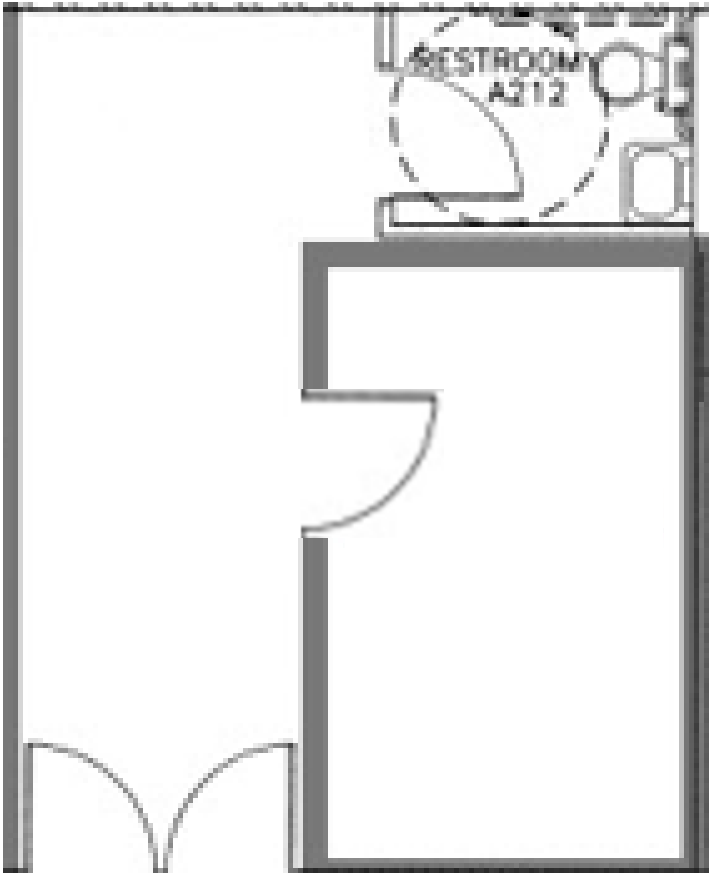
OFFICE



BATHROOM

Unit Details – 206C

Address	30466 Sgt. Boots Thomas Drive Suite 206C Spanish Fort, AL
Property Type	Executive Office
Unit Size	150 SF
Rental Rate	\$350.00/mo
Utilities	All included in rental rate except WIFI
Buildout	150 SF Office – one shared bathroom
Zoning	M-1
Year Built	2008



THE ASSET

Property Photos — 206C



ENTRANCE



OFFICE



BATHROOM

Unit Details - 207

Address	30466 Sgt. Boots Thomas Drive Suite 207 Spanish Fort, AL
Property Type	Executive Office
Unit Size	500 SF
Rental Rate	\$700.00/mo
Utilities	All included in rental rate except WIFI
Buildout	500 SF Office – one private bathroom
Zoning	M-1
Year Built	2008



THE ASSET

Property Photos — 207



ENTRANCE



OFFICE



BATHROOM

LOCATION

Property Features



A HIGH-GROWTH GULF COAST MARKET

Situated in Spanish Fort, 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.

WELL-LOCATED FACILITY

Strategically positioned near I-10, Highway 181, and major transit routes, this premium office facility offers unmatched convenience and visibility. Built with durable metal framing and elegant brick exteriors, it features 10 spacious executive suites, each with a private bathroom for comfort and privacy.

Located just minutes from the Eastern Shore Centre and top-rated Spanish Fort schools, the property provides effortless access to Pensacola and Mobile, making it ideal for professionals seeking accessibility and prestige.

I-10 & HWY 181

CONVENIENT ACCESS

150 – 780 SF

PRIVATE OFFICE SPACE

~262,000

BALDWIN COUNTY POPULATION

LOCATION

Amenities Map



Demographics

Population	0–3 Mile	3–5 Mile	5–10 Mile
2020 Population	14,316	39,446	80,998
2026 Population	15,645	42,242	89,144
2031 Population	16,572	44,669	94,709
2010–2020 Annual Growth	4.20%	3.03%	2.72%
2020–2026 Annual Growth	1.43%	1.10%	1.55%
2026–2031 Annual Growth	1.16%	1.12%	1.22%
MEDIAN HOUSEHOLD INCOME			
2026 Median HH Income	\$105,421	\$101,636	\$101,566
2031 Median HH Income	\$117,312	\$111,061	\$113,195
2026–2031 Annual Growth	2.16%	1.79%	2.19%
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	\$130,412	\$126,915	\$130,875
2031 Average HH Income	\$152,190	\$146,053	\$150,428
2026–2031 Annual Growth	3.14%	2.85%	2.82%

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

GRANT REAVES

251.518.6972 | Greaves@Stoicep.com

JEREMY FRIEDMAN

251.747.9111 | Jfriedman@stoicep.com

CONFIDENTIALITY & DISCLAIMER — This lease offering has been prepared for the exclusive use of prospective tenants in evaluating the property located at 22886 US HWY 98 Fairhope, AL. 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.