

STOIC

REALTY PARTNERS

LEASE OFFERING

CAPITAL DR FLEX

26064 Capital Dr – Daphne, Alabama 36526

Office / Warehouse Suites for Lease | Suites A, B, C

3 Suites

AVAILABLE

2,000 SF

SUITE SIZES

\$18.00/SF

BASE RATE • NNN

\$2.80/SF

CAM / TAX / INS

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 Unit Details — A
- 03 Site Plan — A
- 04 Unit Details — B
- 05 Site Plan — B
- 06 Unit Details — C
- 07 Site Plan — C
- 08 Property Features
- 09 Amenities Map
- 10 Demographics



The Offering

3 Suites

AVAILABLE

2,000 SF

SUITE SIZES

\$18.00/SF

BASE RATE (NNN)

\$2.80/SF

CAM / TAX / INS

Office / Whse

PROPERTY TYPE

B-2

ZONING

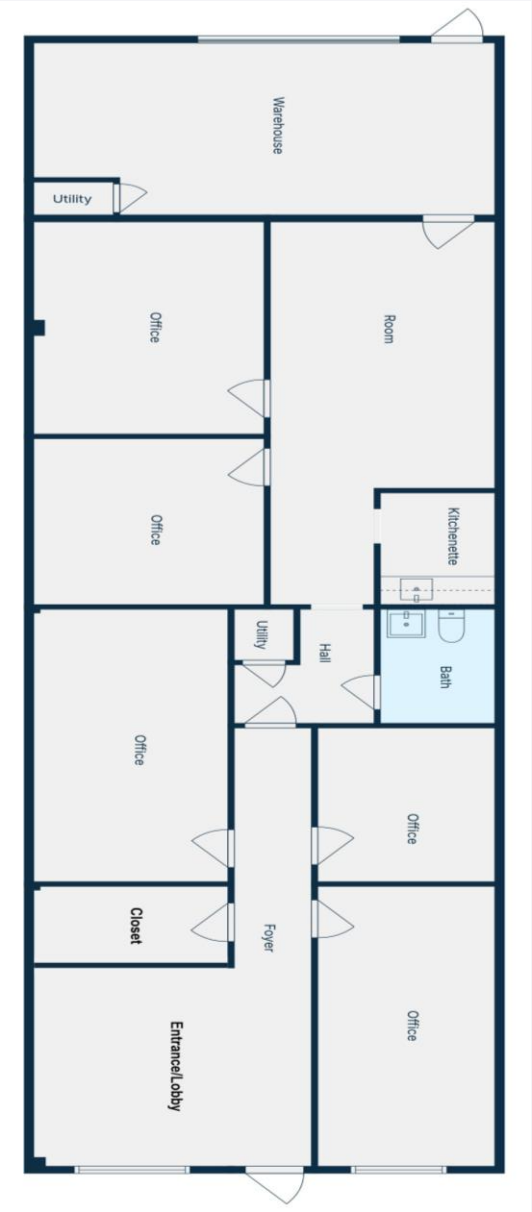
Stoic Realty Partners is pleased to present two office / warehouse suites and one office suite for lease at 26064 Capital Dr — a well-located flex building in the heart of Daphne's commercial corridor in Baldwin County, Alabama.



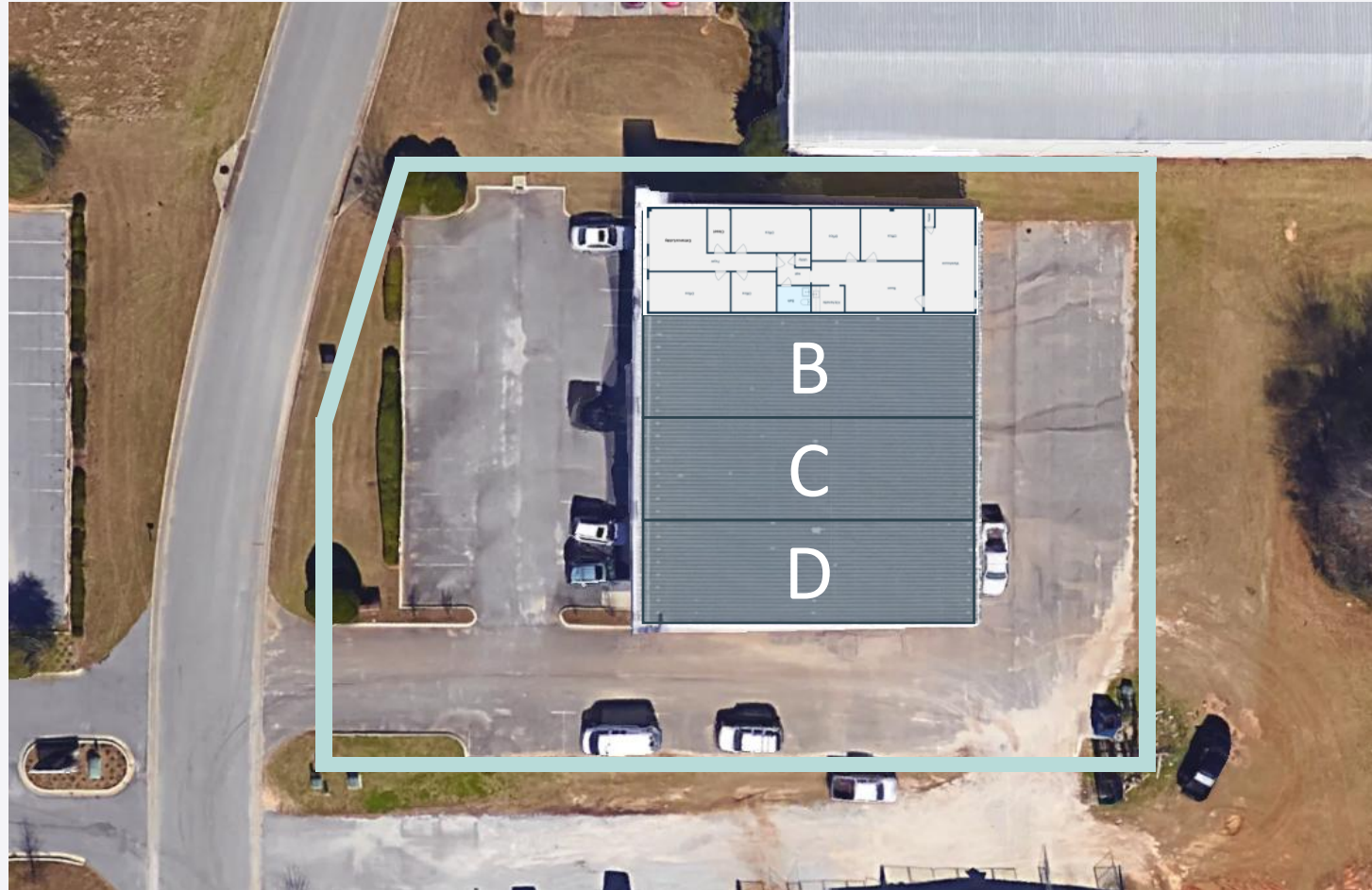
- Two office/warehouse suites and one office suite offering Capital Drive frontage and convenient access to County Road 64 (14,000 VPD). Suites are 2,000 SF with 12" clear heights and drive-in loading
- Approximately 2,000 SF per suite, with 12-foot clear heights and drive-in loading
- Durable metal-frame construction with flexible office, showroom, and warehouse configurations
- Located in Baldwin County—one of the nation's fastest-growing counties, with approximately 262,000 residents
- Strategically positioned 1.4 miles from Highway 181 (24,087 VPD) and 1.5 miles from Highway 98 (37,887 VPD)

Unit Details — A

Address	26064 Capital Dr, Suite A Daphne, AL
Property Type	Office / Warehouse
Unit Size	2,000 SF
Rental Rate	\$18.00 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.80 / SF / YR
Buildout	1,700 SF Office · 300 SF Warehouse
Loading	1 — Drive-In Door
Year Built	2000
Zoning	B-2 Local Business District

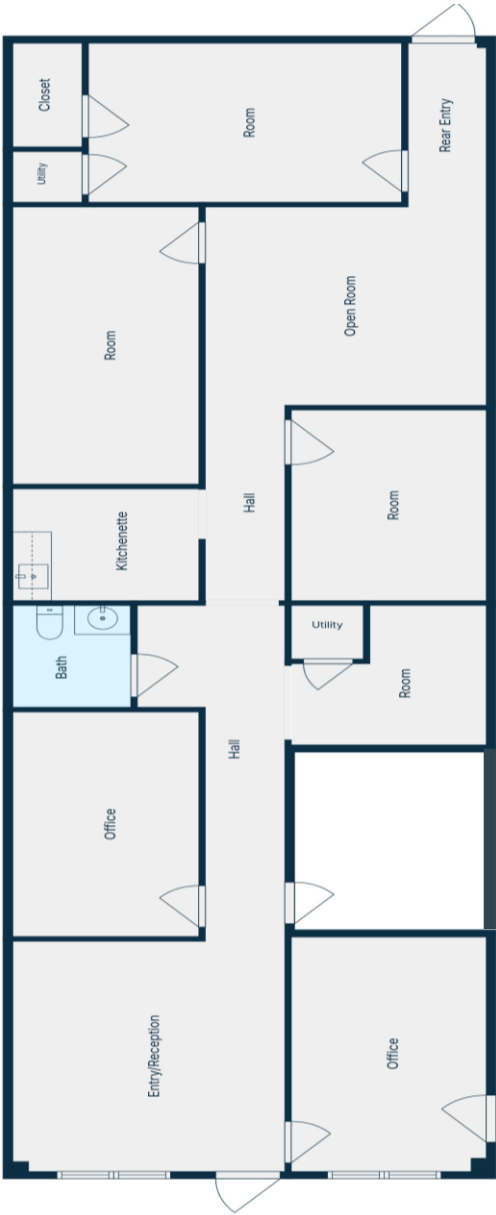


Site Plan — Suite A

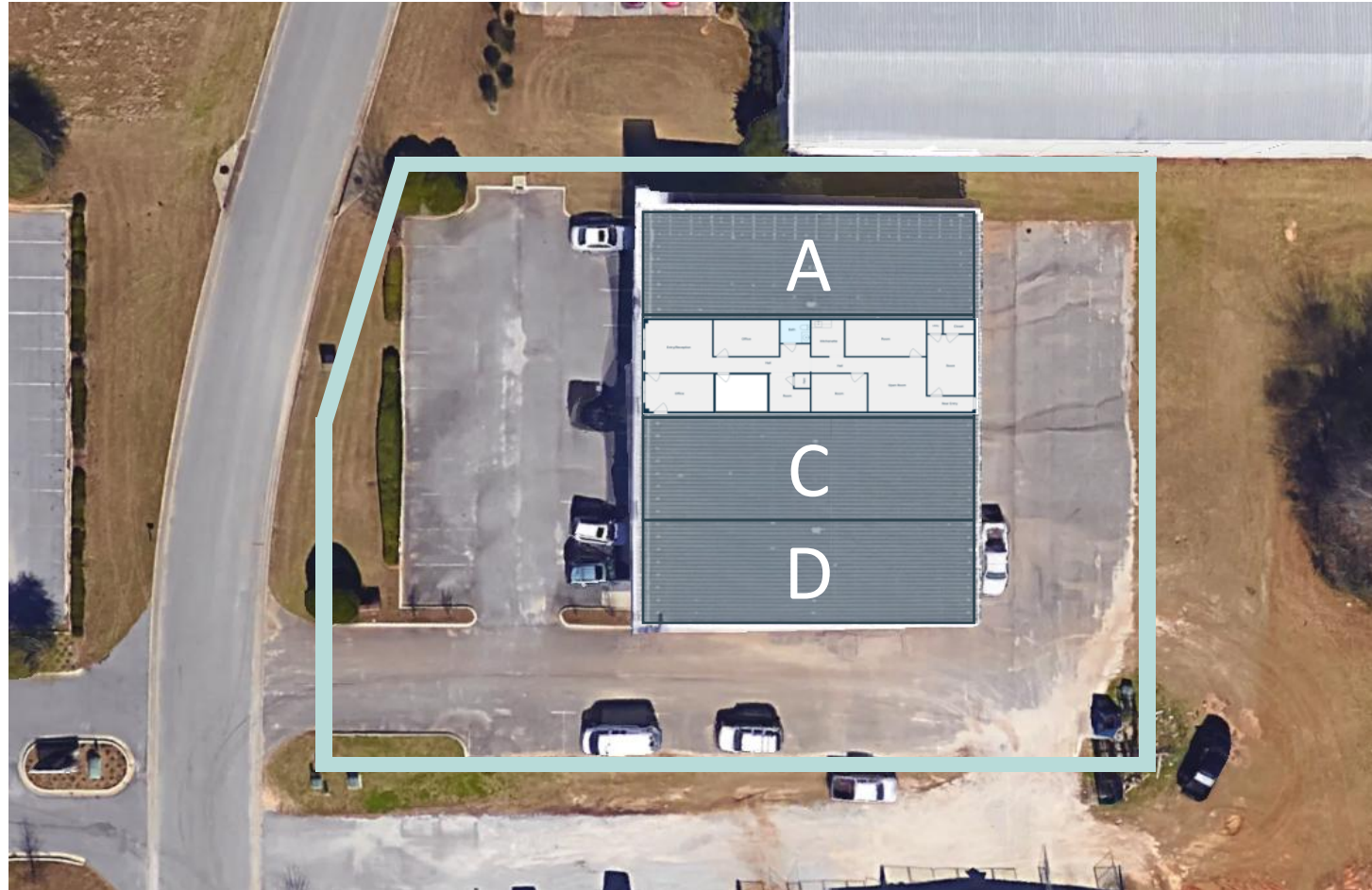


Unit Details — B

Address	26064 Capital Dr, Suite B Daphne, AL
Property Type	Office
Unit Size	2,000 SF
Rental Rate	\$18.00 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.80 / SF / YR
Buildout	2,000 SF Office
Year Built	2000
Zoning	B-2 Local Business District

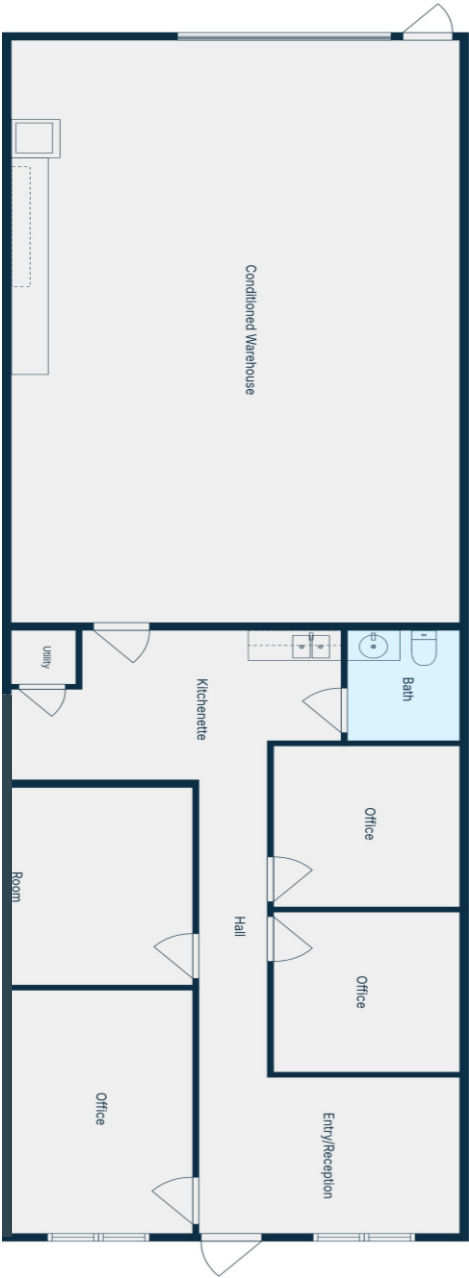


Site Plan — Suite B

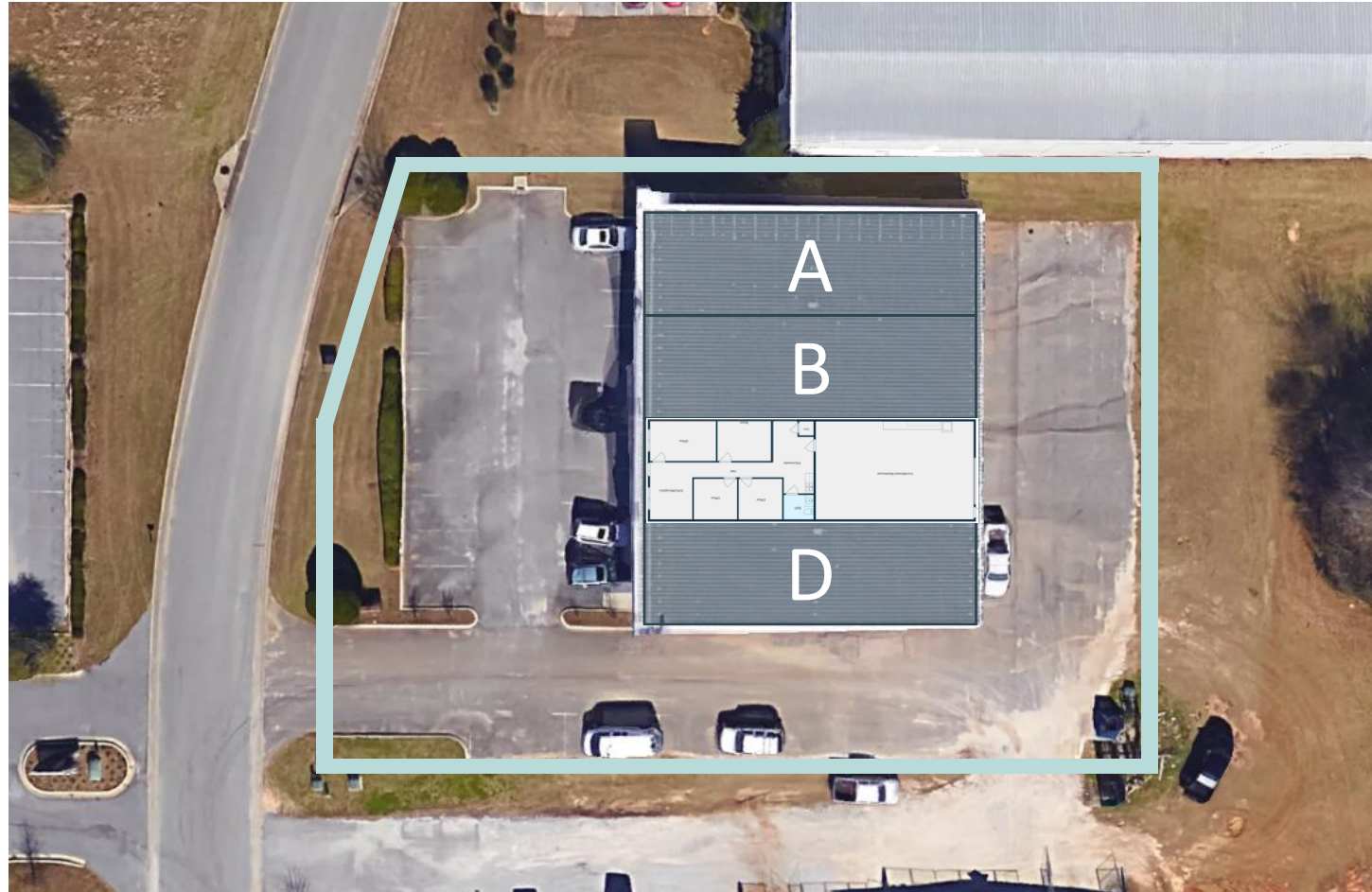


Unit Details — C

Address	26064 Capital Dr, Suite C Daphne, AL
Property Type	Office / Warehouse
Unit Size	2,000 SF
Rental Rate	\$18.00 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.80 / SF / YR
Buildout	1,000 SF Office · 1,000 SF Warehouse
Loading	1 — Drive-In Door
Year Built	2000
Zoning	B-2 Local Business District



Site Plan — Suite C



LOCATION

Property Features



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 FLEXIBLE, WELL-LOCATED FACILITY

Positioned along highly traveled County Rd 64 (14,000 VPD), this well-maintained office / warehouse facility offers excellent visibility and access in the heart of Daphne’s commercial corridor. Suites are 2,000 SF and feature durable metal-frame construction, 12’ clear heights, and flexible layouts for office, warehouse, and light-industrial uses.

14,000 VPD

CR 64

19,500 VPD

HIGHWAY 181

~262,000

BALDWIN COUNTY POPULATION

LOCATION

Property Features



I-10
66k VPD

HWY 181
19.5k VPD

CAPITAL DR

CR 64
14k VPD



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

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 26064 Capital Dr Daphne, Alabama. 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.

26064 CAPITAL DR | DAPHNE, AL