

STOIC

REALTY PARTNERS

LEASE OFFERING

HWY 31 SMALL BAY PARK

11111, 11141, 11115 Spanish Fort, Alabama 36527

Office / Warehouse Suites for Lease | Suites 11111 E, C/D & 11141 I

3 Suites

AVAILABLE

1,250-2500 SF

SUITE SIZES

\$16.50/SF

BASE RATE • NNN

\$2.50/SF

CAM / TAX / INS

GRANT REAVES

251.518.6972 | Greaves@Stoiccp.com

JEREMY FRIEDMAN

251.747.9111 | Jfriedman@stoiccp.com

The Offering

3 Suites

AVAILABLE

1,250 – 2,500 SF

SUITE SIZES

\$16.50/SF

BASE RATE (NNN)

\$2.50/SF

CAM / TAX / INS

Office / Whse

PROPERTY TYPE

Un-Zoned

ZONING

Stoic Realty Partners is pleased to present three office / warehouse suites for lease at 11111 & 11141 US Highway 31 — a well-located business park in the heart of Spanish Fort's commercial corridor in Baldwin County, Alabama.



- Three move-in-ready flex suites on Highway 31 (20,600 VPD) in Spanish Fort
- Suites from 1,250–2,500 SF with 12' clear heights and drive-in loading
- Durable metal-frame construction with flexible office / showroom + warehouse layouts
- Baldwin County — among the nation's fastest-growing counties (~262,000 residents)
- 2.60 miles to the I-10 & Hwy 181 interchange (I-10: 55,833 VPD)

Unit Details — 11111 E

Address	11111 Hwy 31 — Suite E, Spanish Fort, AL
Property Type	Office / Warehouse
Unit Size	1,250 SF
Rental Rate	\$16.50 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.50 / SF / YR
Buildout	1,035 SF Office · 215 SF Warehouse
Loading	1 — Drive-In Door
Year Built	2015
Zoning	Un-Zoned



THE ASSET

Site Plan — 11111 E



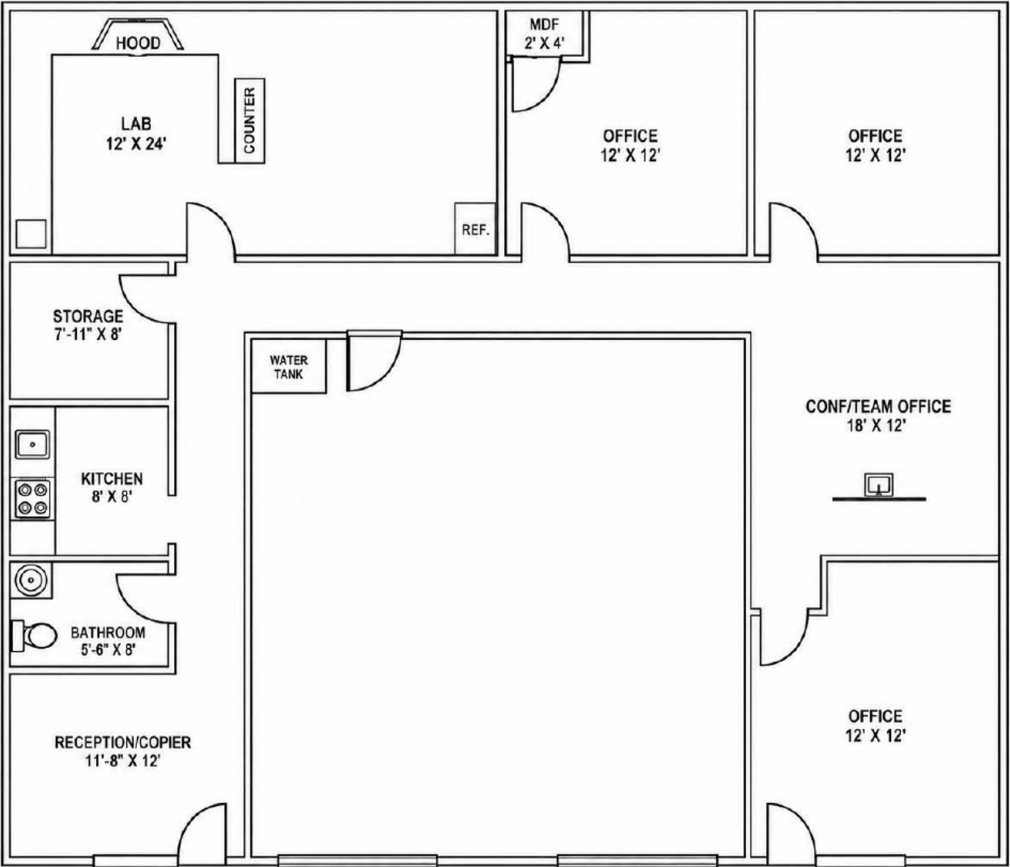
THE ASSET

Property Photos — 11111 E



Unit Details — 11111 C/D

Address	11111 Hwy 31 — Suite C/D Spanish Fort, AL
Property Type	Office / Warehouse
Unit Size	2,500 SF
Rental Rate	\$16.50 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.50 / SF / YR
Buildout	1,250 SF Office · 1,250 SF Warehouse
Loading	2 — Drive-In Door
Year Built	2015
Zoning	Un-Zoned



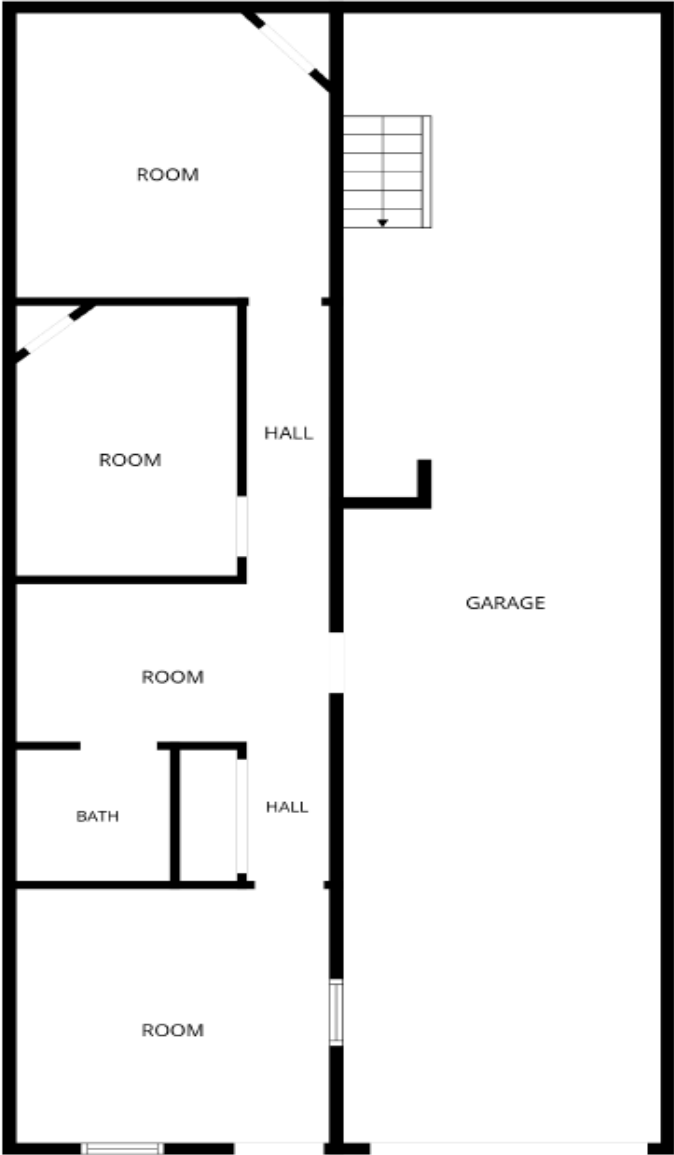
THE ASSET

Site Plan — 11111 C/D



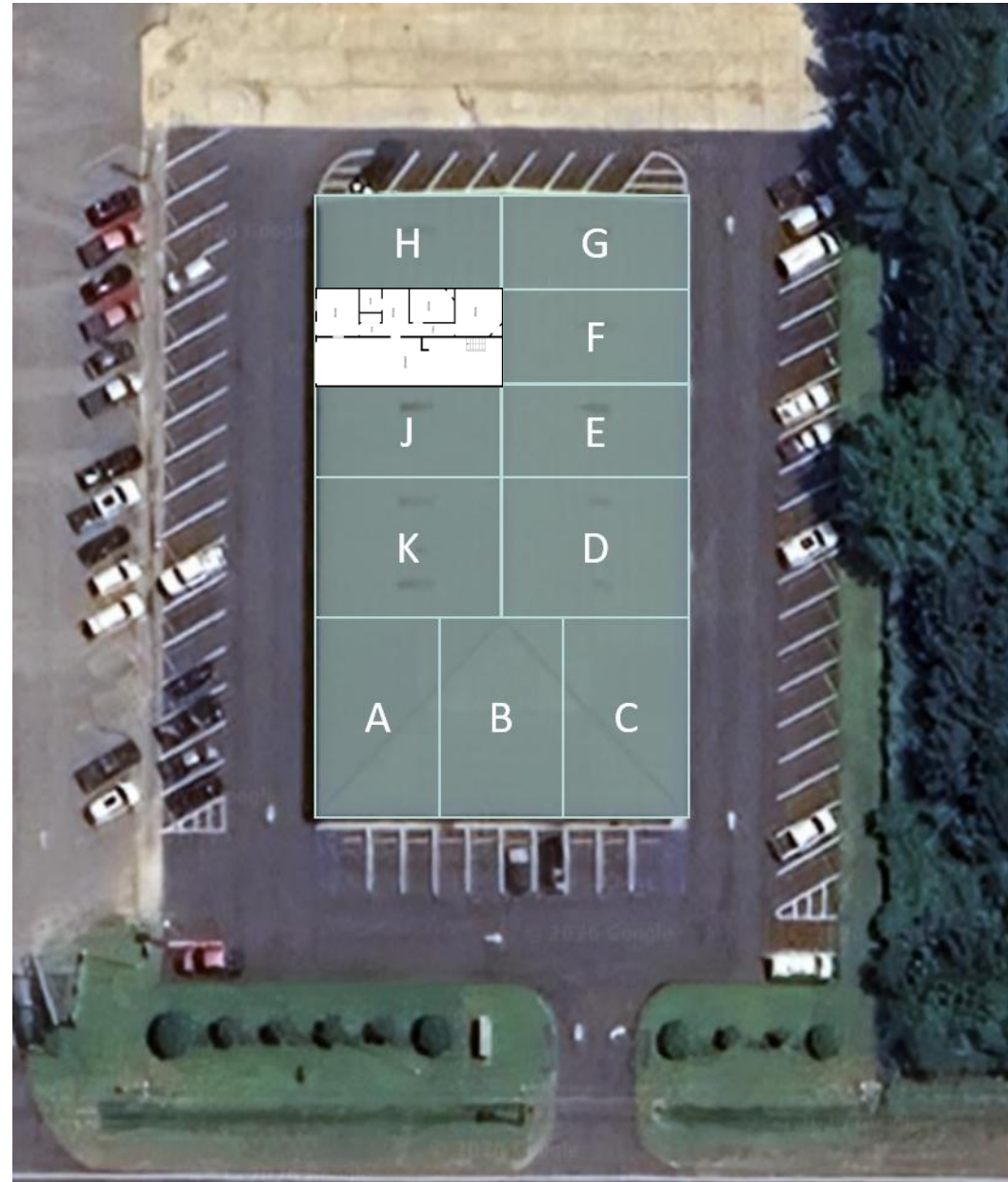
Unit Details — 11141 I

Address	11141 Hwy 31 — Suite I, Spanish Fort, AL
Property Type	Office / Warehouse
Unit Size	1,250 SF
Rental Rate	\$16.50 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.50 / SF / YR
Buildout	650 SF Office · 600 SF Warehouse 600 SF Mezzanine storage
Loading	1 — Drive-In Door
Year Built	2005
Zoning	Un-Zoned



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Site Plan — 11141 I



THE ASSET

Property Photos — 11141 I



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.

A FLEXIBLE, WELL-LOCATED FACILITY

Positioned along highly traveled Highway 31 (20,600 VPD), this well-maintained office / warehouse business park offers excellent visibility and access in the heart of Spanish Fort’s commercial corridor. Suites from 1,250–2,500 SF feature durable metal-frame construction, 12’ clear heights, and flexible layouts for office, showroom, warehouse, and light-industrial uses.

20,600 VPD
HIGHWAY 31 FRONTAGE

55,833 VPD
INTERSTATE 10

~262,000
BALDWIN COUNTY POPULATION

LOCATION

Amenities Map



Demographics

Population	0–3 Mile	3–5 Mile	5–10 Mile
2020 Population	13,018	24,231	39,548
2026 Population	14,099	25,602	45,467
2031 Population	14,900	27,105	48,420
2010–2020 Annual Growth	4.54%	2.08%	2.65%
2020–2026 Annual Growth	1.28%	0.88%	2.26%
2026–2031 Annual Growth	1.11%	1.15%	1.27%
MEDIAN HOUSEHOLD INCOME			
2026 Median HH Income	\$107,810	\$100,783	\$100,876
2031 Median HH Income	\$122,514	\$108,974	\$115,040
2026–2031 Annual Growth	2.59%	1.58%	2.66%
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	\$133,788	\$126,398	\$133,596
2031 Average HH Income	\$156,278	\$143,714	\$153,840
2026–2031 Annual Growth	3.16%	2.60%	2.86%

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 11111 Highway 31, Spanish Fort, 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.