

STOIC

REALTY PARTNERS

LEASE OFFERING

FOLEY SMALL BAY

2130 South Pine Street – Foley, AL 36535

Office / Warehouse for Lease | Suite 291/293

1 Suite

AVAILABLE

3,200 SF

SUITE SIZES

\$14.50/SF

BASE RATE • NNN

\$2.08/SF

CAM / TAX / INS

GRANT REAVES

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REALTY PARTNERS

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The Offering

1 Suite

AVAILABLE

3,200 SF

SUITE SIZE

\$14.50/SF

BASE RATE (NNN)

\$2.08/SF

CAM / TAX / INS

Office / Whse

PROPERTY TYPE

B-1A

ZONING

Stoic Realty Partners is pleased to present an office/warehouse suite for lease at 2130 Pine St — a well-located flex building in the heart of Foley's commercial corridor in Baldwin County, Alabama.



- Office/warehouse suite offering convenient access to Hwy 59 (36,700 VPD).
- 3,200 SF with 10" clear heights and drive-in loading
- Durable masonry construction with flexible office and warehouse configurations
- Located in Baldwin County—one of the nation's fastest-growing counties, with approximately 262,000 residents
- Strategically positioned 0.20 miles from Highway 59 (36,700 VPD) and 1.65 miles from Highway 98 (10,800 VPD)

Unit Details — 291/293

Address	2130 S Pine St, Suite 291/293 Foley, AL
Property Type	Office / Warehouse
Unit Size	3,200 SF
Rental Rate	\$14.50 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.08 / SF / YR
Buildout	500 SF Office · 2,700 SF Warehouse
Loading	2 — Drive-In Door
Year Built	2005
Zoning	B-1A Extended Business District

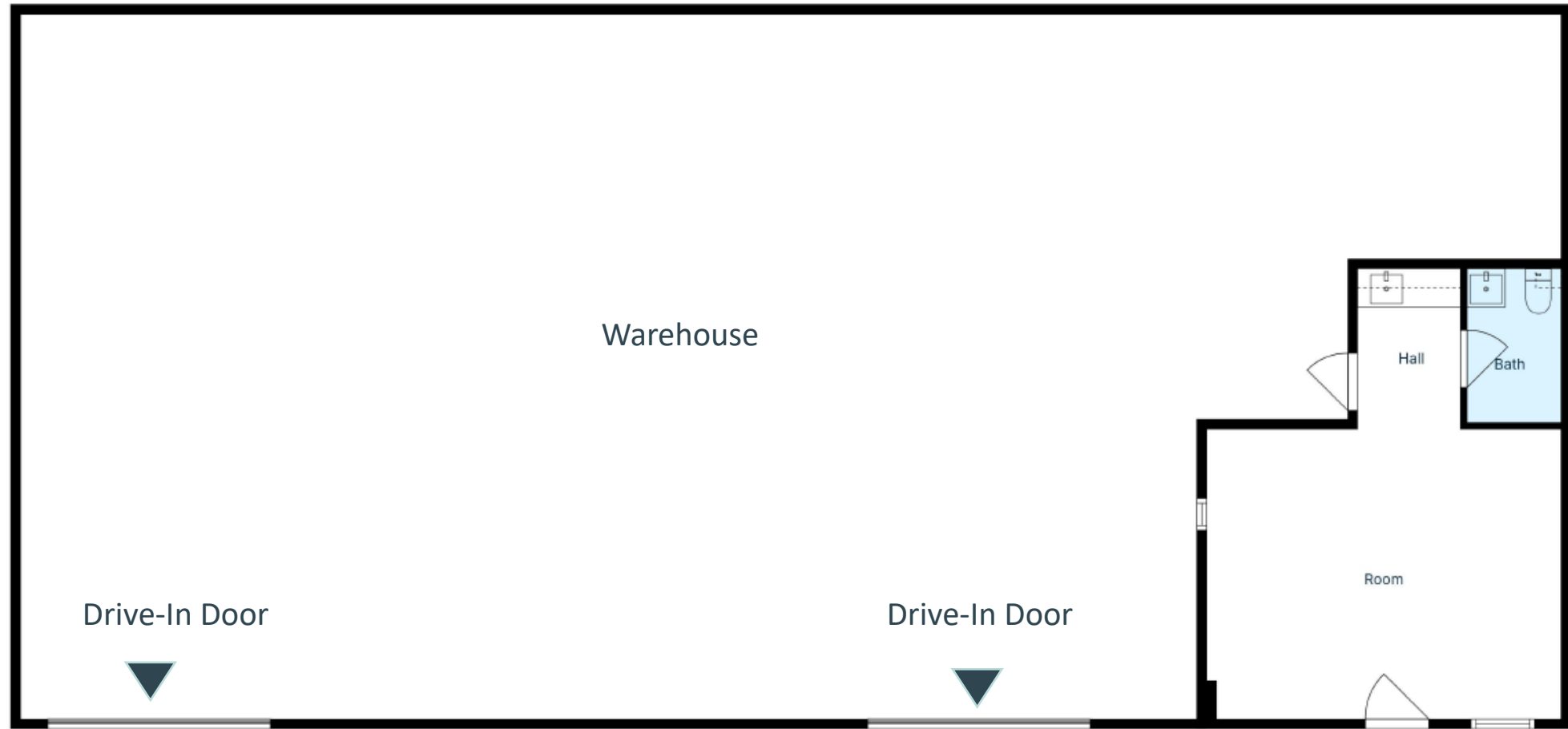


Disclosure: Images have been digitally edited using AI and do not reflect the space’s current condition. Renovations are underway, and the space is expected to be delivered in a similar condition.

Site Plan — 291 / 293



Floor Plan — 291 / 293



LOCATION

Property Features



A HIGH-GROWTH GULF COAST MARKET

Situated in Foley, 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

Located near the heavily traveled Hwy 59 (36,700 VPD), this well-maintained office/warehouse facility offers excellent visibility and access in the heart of Foley’s commercial corridor. The suite size is 3,200 SF and features durable masonry construction, 10’ clear heights, and flexible layouts for office, warehouse, and light-industrial uses.

36,700 VPD

HIGHWAY 59

10,800 VPD

HIGHWAY 98

~262,000

BALDWIN COUNTY POPULATION



Foley

98

98

98

59

161

161

S Cedar St

S Juniper St

W Michigan Ave

Barin Nolf Airfield



FOLEY
SMALL BAY

HWY 98
10.8k VPD

HWY 59
36.7k VPD

BEACH EXP
27k VPD

FIREHOUSE SUBS

five BELOW

ROSS DRESS FOR LESS

Walmart

ALDI

PANDA EXPRESS

Academy SPORTS+OUTDOORS

PET SMART

UNDER ARMOUR

francesca's COLLECTIONS

AMERICAN EAGLE

THE HOME DEPOT

LOWE'S

BIG LOTS! HOBBY LOBBY

Tropic Falls at OWA

OWA

Demographics

Population	0–3 Mile	3–5 Mile	5–10 Mile
2020 Population	18,528	37,935	74,592
2026 Population	23,326	46,478	87,111
2031 Population	25,117	50,042	94,841
2010–2020 Annual Growth	2.81%	3.12%	2.83%
2020–2026 Annual Growth	3.75%	3.30%	2.51%
2026–2031 Annual Growth	1.49%	1.49%	1.71%
MEDIAN HOUSEHOLD INCOME			
2026 Median HH Income	\$71,850	\$76,531	\$79,303
2031 Median HH Income	\$80,802	\$85,131	\$88,756
2026–2031 Annual Growth	2.38%	2.15%	2.28%
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	\$92,752	\$97,707	\$107,518
2031 Average HH Income	\$107,958	\$112,585	\$123,681
2026–2031 Annual Growth	3.08%	2.88%	2.84%

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 2130 S Pine St. 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.

2130 S PINE ST | FOLEY, AL