

STOIC

REALTY PARTNERS

LEASE OFFERING

HWY 98 FLEX

22886 US Hwy 98 – Fairhope, Alabama 36532

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

1 Suite

AVAILABLE

6,116 SF

SUITE SIZE

\$16.00/SF

BASE RATE • NNN

\$2.57/SF

CAM / TAX / INS

GRANT REAVES

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Table of Contents

- 01 The Offering
- 02 Building Details
- 03 Property Features
- 04 Amenities Map
- 05 Demographics



The Offering

1 Suite

AVAILABLE

6,116 SF

SUITE SIZES

\$16.00/SF

BASE RATE (NNN)

\$2.57/SF

CAM / TAX / INS

Office / Whse

PROPERTY TYPE

B-2

ZONING

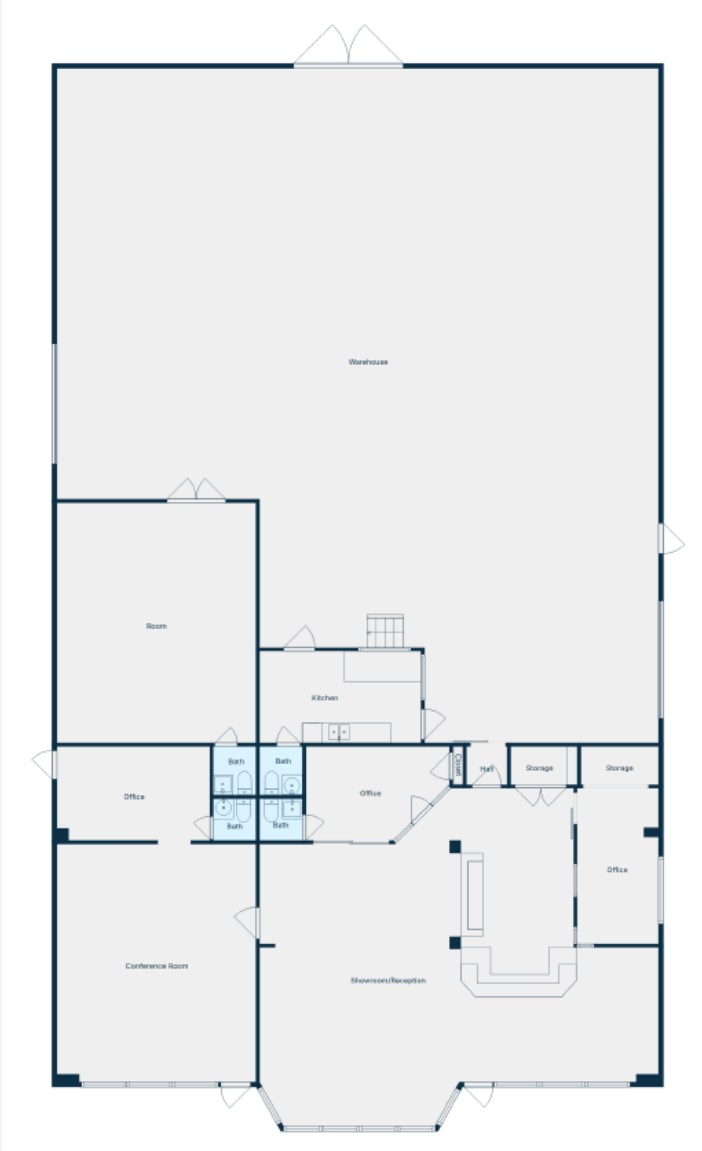
Stoic Realty Partners is pleased to present this office / warehouse facility for lease at 22886 US Hwy 98 — a well-located flex building in the heart of Fairhope's commercial corridor in Baldwin County, Alabama.



- Office/warehouse building offering Hwy 98 frontage (35,000 VPD). The building is 6,116 SF with 16' clear heights and drive-in loading on three sides of the building.
- Durable metal-frame construction with flexible office, showroom, and warehouse configuration
- Located in Baldwin County—one of the nation's fastest-growing counties, with approximately 262,000 residents
- Strategically positioned .91 miles from CR 104 (12,000 VPD) and 6.90 miles from I-10 (55,833 VPD)

Building Details

Address	22886 US Hwy 98 Fairhope, AL
Property Type	Office / Warehouse
Unit Size	6,116 SF
Rental Rate	\$16.00 / SF / YR (NNN)
CAM / Tax / Insurance	\$2.57 / SF / YR
Buildout	2,229 SF Office/showroom 3,888 SF Warehouse 170 SF Mezzanine
Loading	3 — Drive-In Doors
Year Built	1989
Zoning	B-2 Local Business District



Property Features



A HIGH-GROWTH GULF COAST MARKET

Situated in Fairhope, 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 directly on the highly traveled Hwy 98 (35,000 VPD), this well-maintained office / warehouse facility offers excellent visibility and access in the heart of Fairhope's commercial corridor. The building offers 6,116 SF featuring durable metal-frame construction, 16' clear heights, and flexible layouts for office, showroom, warehouse, and light-industrial uses.

35,000 VPD

HWY 98

14,000 VPD

CR 104

~262,000

BALDWIN COUNTY POPULATION

LOCATION

Amenities Map



Demographics

Population	0–3 Mile	3–5 Mile	5–10 Mile
2020 Population	17,557	45,916	102,564
2026 Population	19,275	51,280	111,074
2031 Population	20,447	54,484	118,153
2010–2020 Annual Growth	2.36%	3.32%	2.76%
2020–2026 Annual Growth	1.50%	1.78%	1.28%
2026–2031 Annual Growth	1.19%	1.22%	1.24%
MEDIAN HOUSEHOLD INCOME			
2026 Median HH Income	\$98,133	\$100,878	\$98,444
2031 Median HH Income	\$112,048	\$114,243	\$110,147
2026–2031 Annual Growth	2.69%	2.52%	2.27%
AVERAGE HOUSEHOLD INCOME			
2026 Average HH Income	\$143,735	\$136,173	\$130,001
2031 Average HH Income	\$164,109	\$157,252	\$149,696
2026–2031 Annual Growth	2.69%	2.92%	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 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.

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

22886 US HWY 98 | FAIRHOPE, AL