

SUMMARY

SITE PLAN

FLOOR PLAN

LOCATION MAP

FOR LEASE

PROPERTY SUMMARY

Prominently positioned on approximately 290' of frontage on the west side of US Highway 98 in Daphne, AL, M&A Center consists of 22,000 SF of prime retail and commercial space for lease. Located directly across from Target and Chick-fil-A, the new development has excellent visibility, and great access via Hwy 98. See the attached floor plan showing the current tenant mix and remaining availability. Contact Stirling for additional details.

BASE RATE

- \$23 PSF, increasing 3% per year

CAM, TAXES, INSURANCE

- \$5 PSF (estimated)

NEARBY RETAILERS

- Target
- Nothing Bundt Cakes
- Chick-fil-A
- Starbucks
- Crumbl Cookies
- Chipotle

TRAFFIC COUNTS (ADT 2023)

- On US-98: 34,523
- On CR-64/Daphne Ave, east of site: 23,917
- On Main Street, west of site: 7,837

2024 DEMOGRAPHICS

	5 MI	10 MI	15 MI
Population	41,917	97,301	225,717
Avg. HH Income	\$120,071	\$127,089	\$98,123



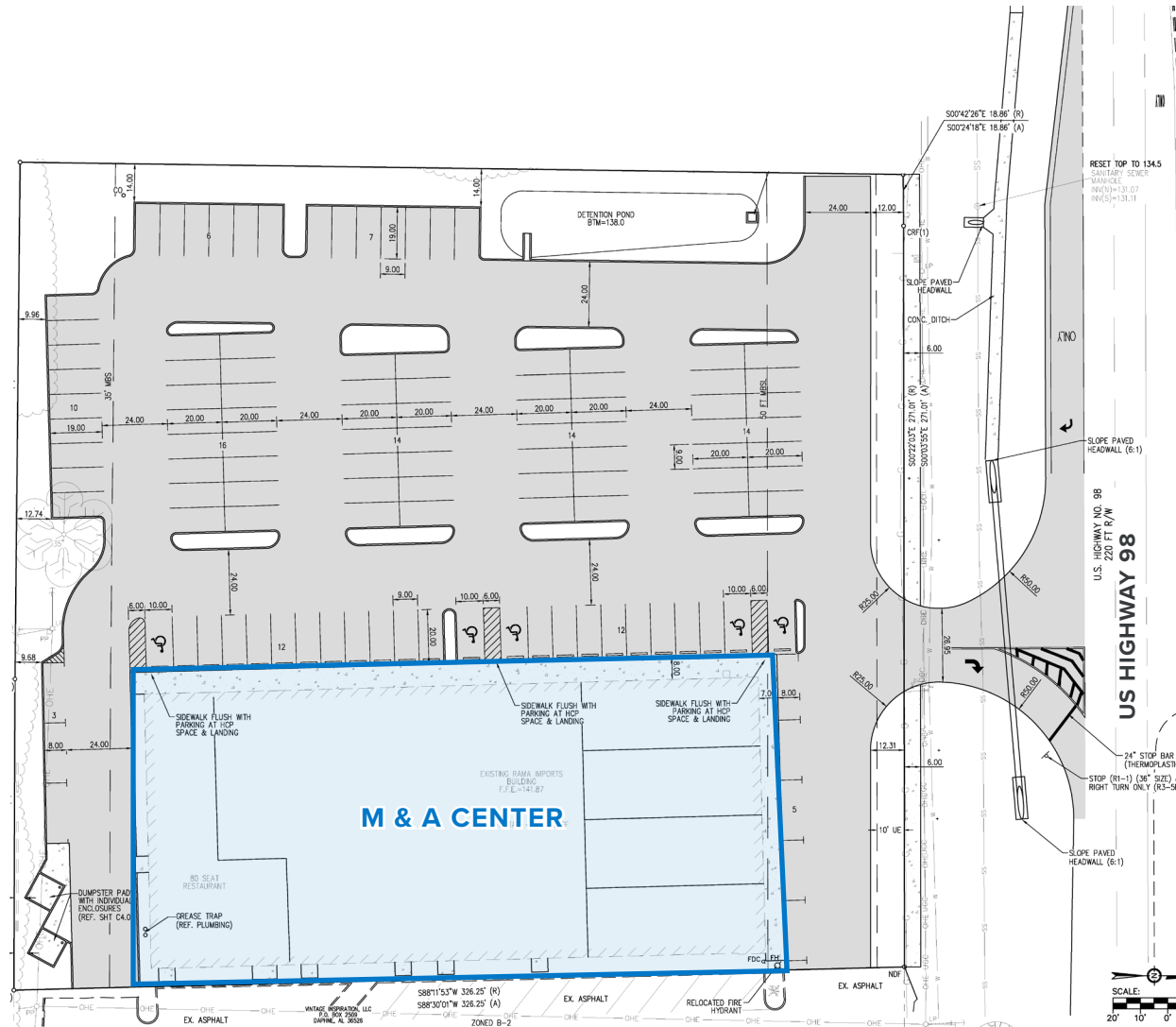
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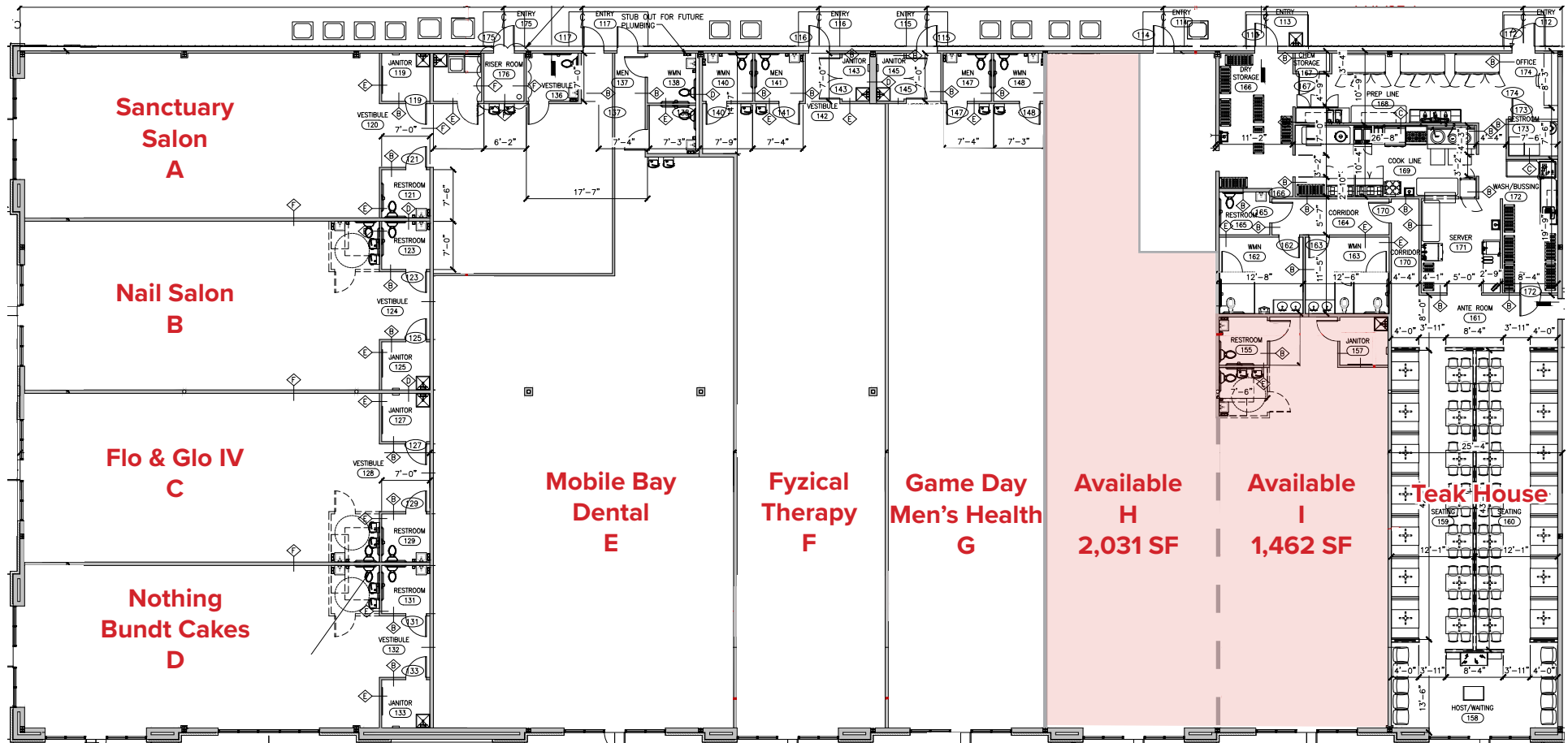
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