

SUMMARY

AERIAL  
MAP

PORTICO  
SITE PLAN

1<sup>ST</sup> FLOOR  
PLAN

2<sup>ND</sup> FLOOR  
PLAN

PHOTOS

AERIAL  
PHOTOS

DEMOS



## FOR LEASE

### PROPERTY OVERVIEW

The final phase of PORTICO, located in Downtown Fairhope, AL, consists of two mixed-use buildings designed to accommodate retail and office uses. The buildings are separated by a well-appointed common courtyard area - offering appealing outdoor space. The retail consists of a total of approximately 11,148 SF of ground-floor space, and the 2nd-floor office space totals approximately 13,000 SF. Both buildings are currently under construction. Anticipated delivery date is February 2026.

The architectural elements of the buildings complement and reflect the proven quality and appeal of the completed phases of PORTICO - consisting of +15,000 SF of commercial/office space and 12 luxury residential cottages.

### AVAILABLE SPACE

**RETAIL** Prime retail space available, with direct frontage on Fairhope Avenue. Wide sidewalks, courtyard access, parking, and great visibility. Units starting at 1,192 SF.

**OFFICE** Nine office suites are available - ranging from 665 SF to 2,115 SF. Each suite will be fully improved, and offered in "turn-key" condition.

**BASE RATE** \$39.00/SF - \$40.00/SF, increasing 3% per year

**EXPENSES** \$7.00/SF (Year 1 estimate)

### CURRENT TENANTS

- Servis1st Bank
- Ohana Poke
- Atchison Home
- Haley Development
- Leavell Investments
- Morgan Stanley

# stirling

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# PORTICO

FAIRHOPE

557 - 559 Fairhope Ave, Fairhope, AL

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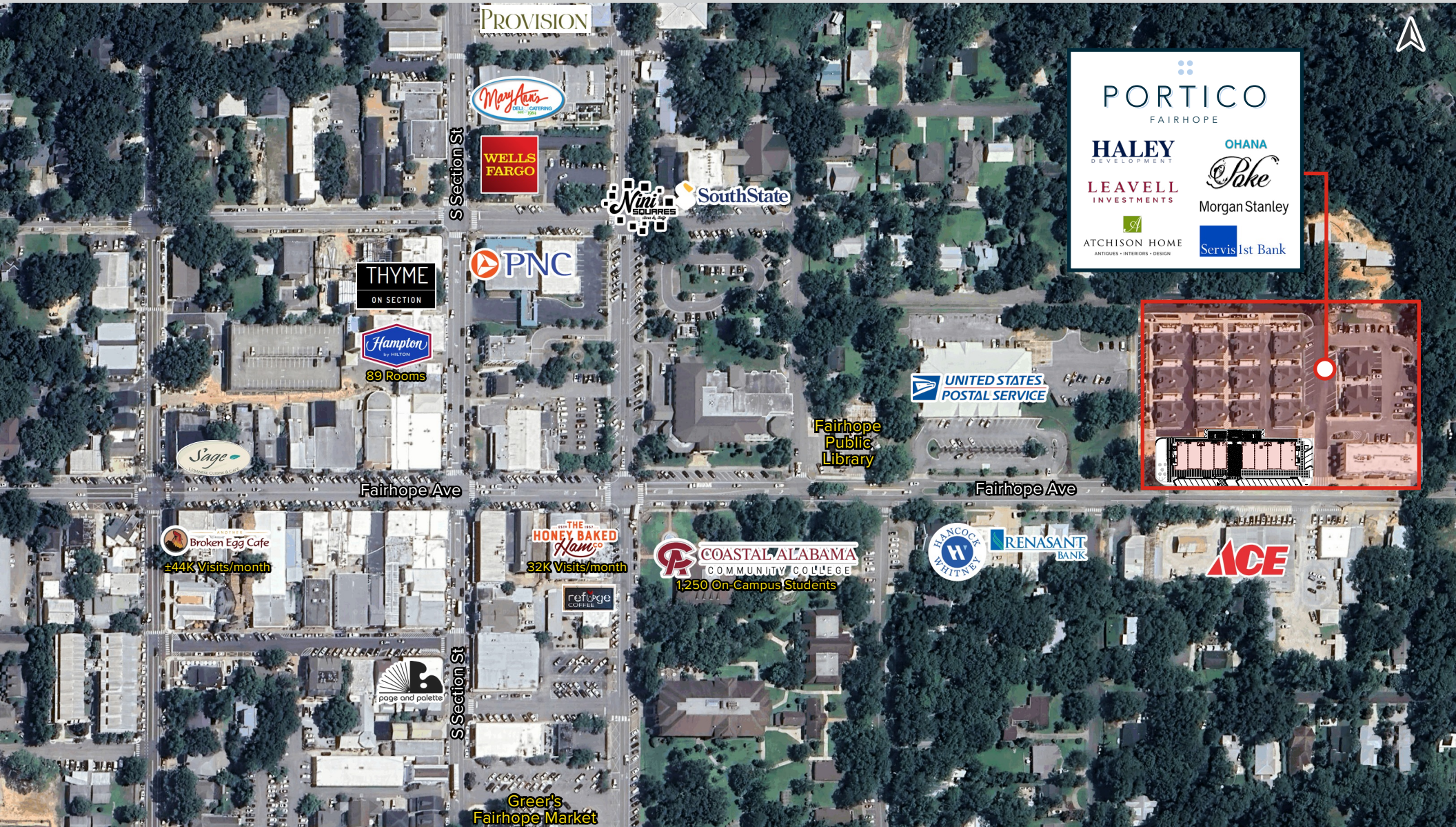
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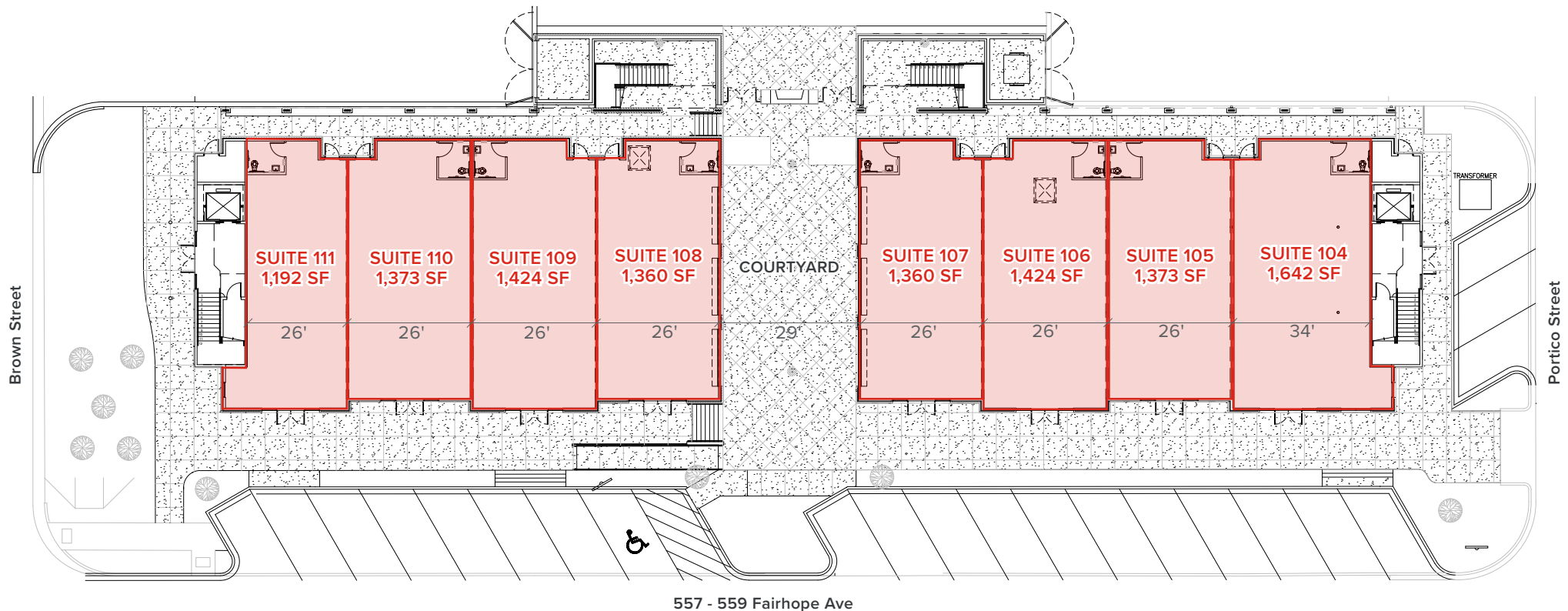
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## 1<sup>ST</sup> FLOOR PLAN

Click image for larger view



\* All dimensions are approximate

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## 2<sup>ND</sup> FLOOR PLAN

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## AERIAL PHOTOS

Taken August 2025



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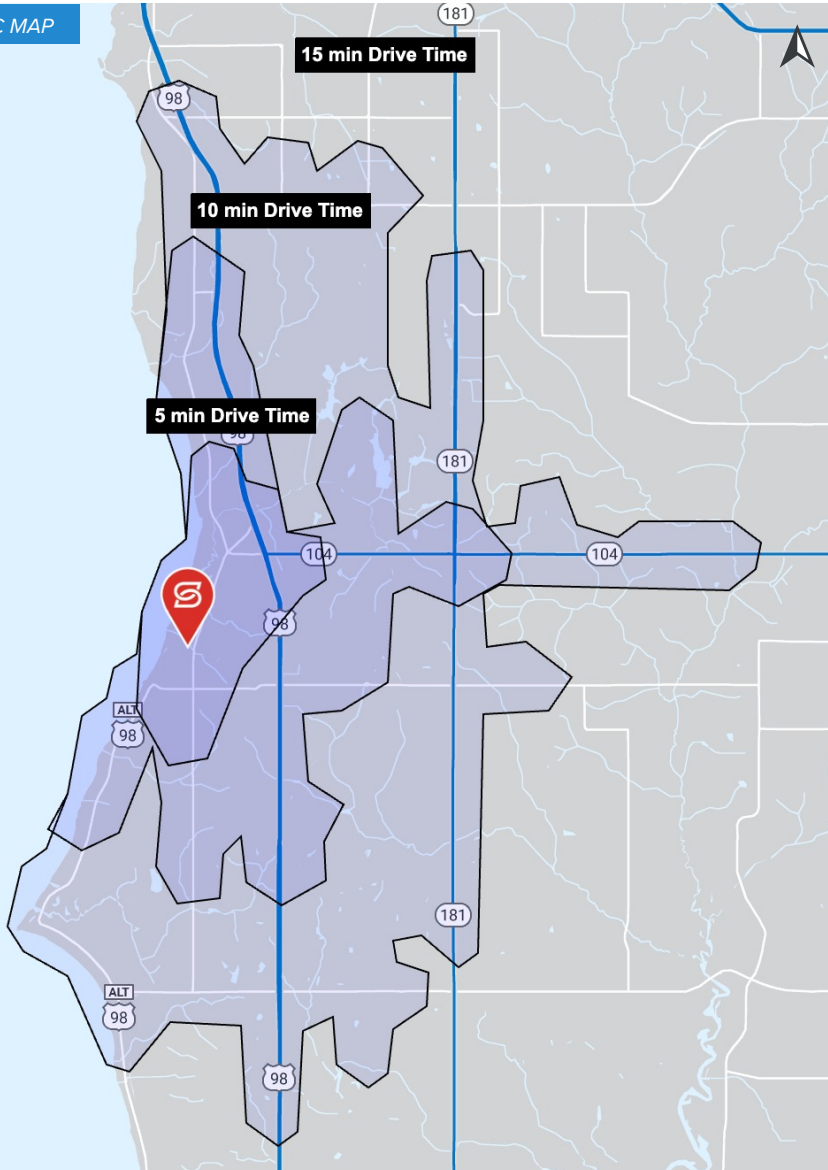
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DEMOGRAPHIC MAP



## 2025 DEMOGRAPHICS

|                                                                                                   | 5 MIN | 10 MIN  | 15 MIN |
|---------------------------------------------------------------------------------------------------|-------|---------|--------|
| <br>POPULATION | 6,768 | 118,492 | 37,905 |

|                                                                                                       | 5 MIN     | 10 MIN    | 15 MIN    |
|-------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| <br>AVG. HH INCOME | \$138,886 | \$132,865 | \$134,741 |

|                                                                                                                      | 5 MIN | 10 MIN | 15 MIN |
|----------------------------------------------------------------------------------------------------------------------|-------|--------|--------|
| <br>POPULATION PROJECTED GROWTH | 1.8%  | 1.9%   | 2.3%   |

|                                                                                                             | 5 MIN | 10 MIN | 15 MIN |
|-------------------------------------------------------------------------------------------------------------|-------|--------|--------|
| <br>DAYTIME POPULATION | 5,660 | 15,008 | 26,298 |