

SUMMARY

MAP

PHOTOS

FLOOR PLAN

DEMOGRAPHICS

FOR LEASE

AVAILABLE

Unit C (upstairs): ± 2,989 SF; \$14.50 NNN

BUILDING SIZE

Approx 6,458 SF

PROPERTY SUMMARY

Prominently located office building on Spanish Fort Blvd (Hwy 31). The entire upstairs unit of this building is available. The unit has multiple offices that range in size, a fully equipped kitchen, two restrooms and a conference room.

ZONING

B-2 Spanish Fort

NEARBY LANDMARKS

- Eastern Shore Centre
- Jubilee Square
- Spanish Fort Elementary School
- Rockwell Elementary School

LOCATION HIGHLIGHTS

- AADT of 14,391 along Spanish Fort Blvd
- Conveniently located off US-98 and five minutes from I-10



SUMMARY

MAP

PHOTOS

FLOOR PLAN

DEMOGRAPHICS



SUMMARY

MAP

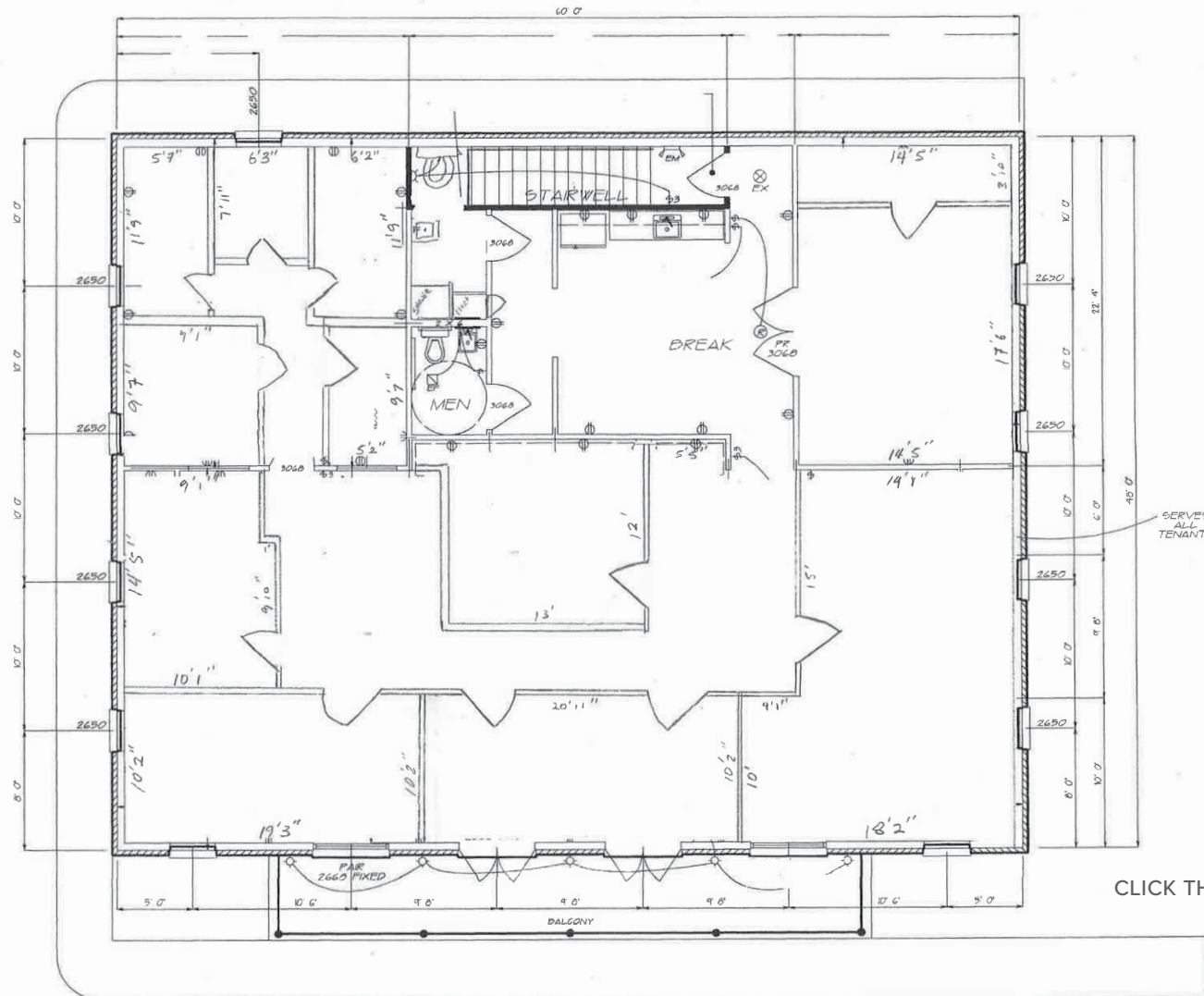
PHOTOS

FLOOR PLAN

DEMOGRAPHICS



SECOND FLOOR



CLICK THE IMAGE FOR LARGER VIEW

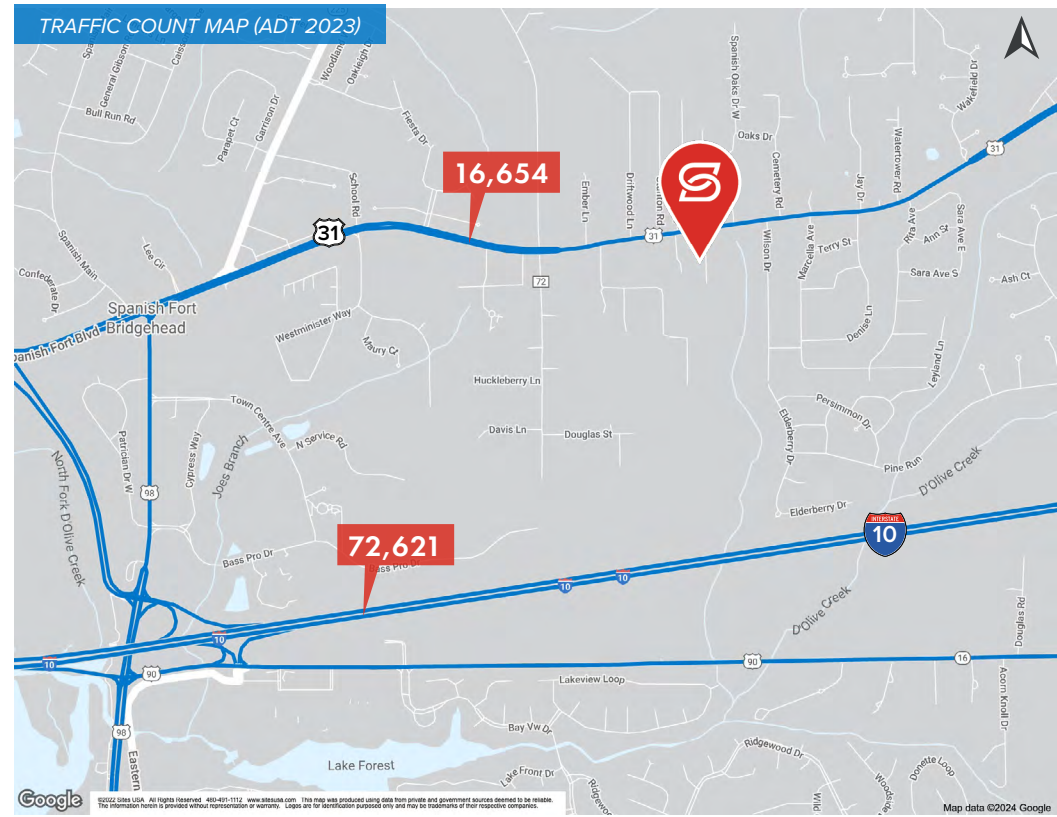
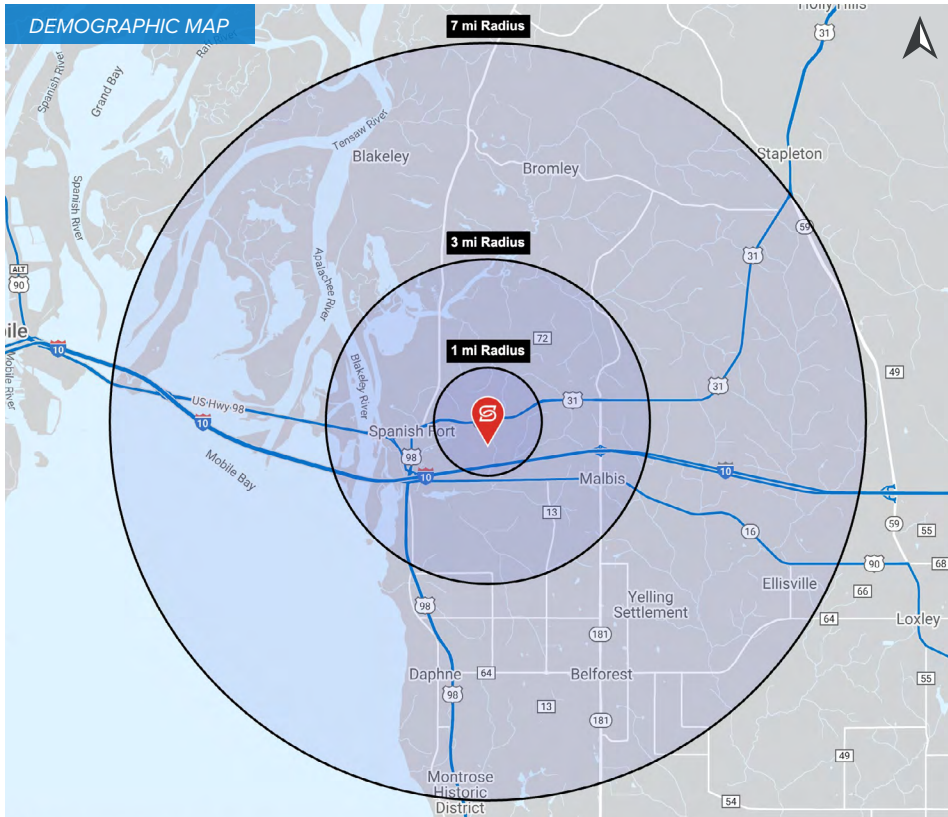
SUMMARY

MAP

PHOTOS

FLOOR PLAN

DEMOGRAPHICS



2024 DEMOGRAPHICS

1 MILE

3 MILE

7 MILE



POPULATION

3,410

21,760

54,158

1 MILE

3 MILE

7 MILE



AVG. HH INCOME

\$142,469

\$128,142

\$120,641

1 MILE

3 MILE

7 MILE



DAYTIME POPULATION

1,609

16,976

34,438