4.73 Acres of Prime Retail Real Estate in Booming Fairhope

New Lighted Intersection with New Publix & USA Health Medical Family Campus

21973 Hwy 181 Fairhope, AL

Ground Lease



PROPERTY DETAILS

- **Property Type:** New Commercial Development Opportunity, Retail Land
- **Acquisition Options:** Ground Lease
- **Size:** 4.73 Acres
- **Location:** Hwy 104 & Hwy 181 Fairhope, AL
- **Zoning:** B-4
- **Asking Price:** Inquire

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated at the new intersection of Hwy 104 & Hwy 181 in the thriving Fairhope community, offering unbeatable access and visibility.
- **Adjacent to Publix Development:** Directly across from the brand new Publix development, ensuring a steady flow of potential customers and high visibility for your business.
- **Medical Hub Presence:** Located alongside the impressive Mapp Family Campus Medical Office Building, housing Baldwin Family Medicine and USA Health specialty care providers, providing a built-in customer base and enhancing the area's reputation as a healthcare destination.
- **Wawa Convenience:** Soon to be joined by Wawa, a popular convenience store chain, adding further appeal and drawing additional traffic to the intersection.
- **Full Access to Traffic Light:** Enjoy full access to the traffic light at Hwy 104 & Hwy 181, ensuring easy ingress and egress for customers and clients from all directions.
- **Booming Fairhope Community:** Capitalize on the exponential growth of Fairhope, one of Alabama's fastest-growing communities, and establish your business at the epicenter of opportunity.
- **Versatile Development Potential:** With 4.73 acres of prime land, the possibilities for development are endless, whether you're envisioning retail space, dining establishments, medical facilities, or mixed-use projects.

*The Foundation Group makes no representation or warranties regarding the properties or information discussed herein. All parties need to verify information independently.





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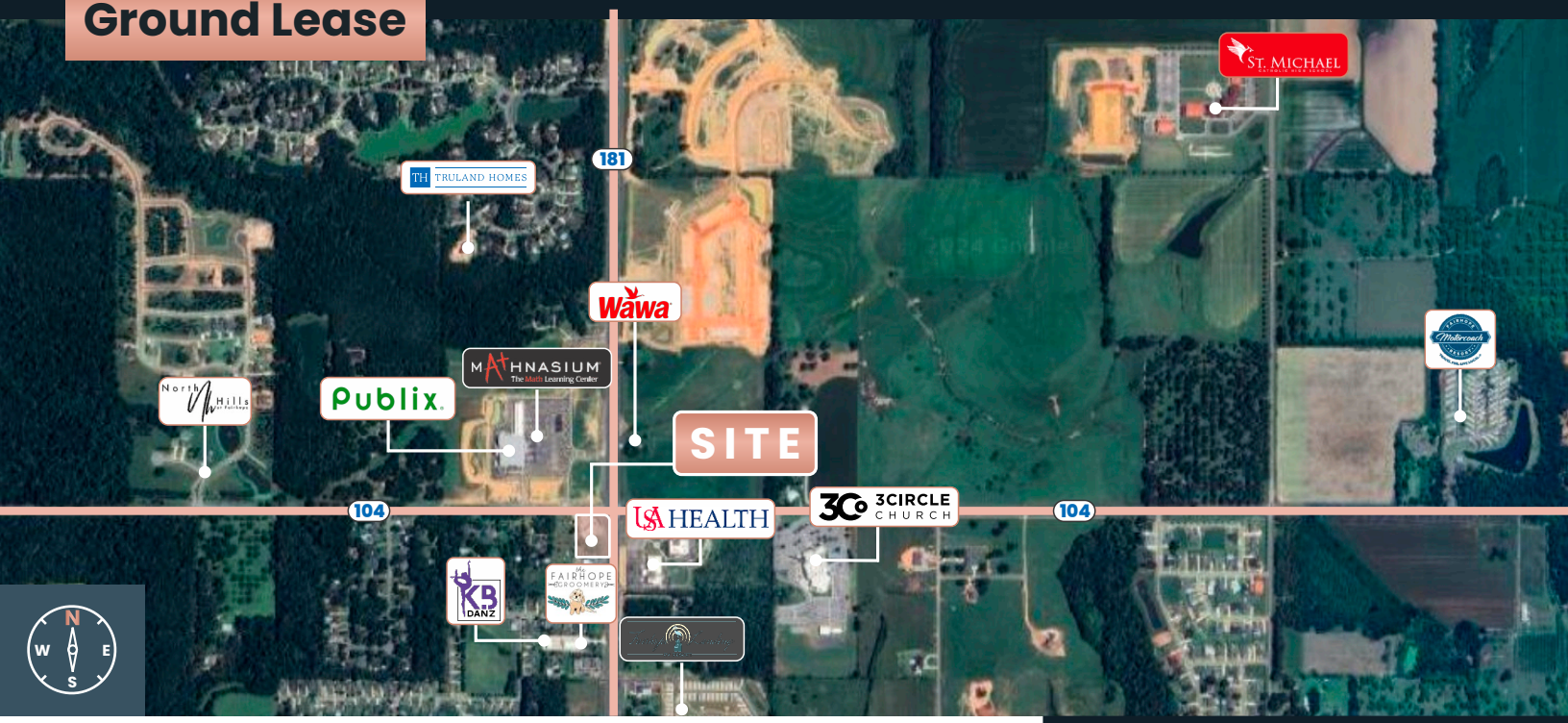
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PROPERTY DESCRIPTION

Premier Development Opportunity in Fairhope, AL

Looking for a prime opportunity in one of Alabama's fastest-growing communities? Look no further than this remarkable 4.73 acre development site, strategically located at the new intersection of Hwy 104 & Hwy 181 in booming Fairhope!

This prime parcel of land boasts an enviable location directly across from the brand new Publix development, offering unmatched access and visibility to ensure your business stands out in the bustling landscape of Fairhope.

Standing proudly at the intersection is the impressive 50,000-square-foot Mapp Family Campus Medical Office Building, home to Baldwin Family Medicine and USA Health specialty care providers. With three stories of cutting-edge medical services, this landmark facility ensures a steady stream of foot traffic and potential customers right at your doorstep.

Wawa, the beloved convenience store chain, is also making its mark at this intersection, further enhancing the area's allure and drawing even more visitors and residents to the vicinity.

With full access to the traffic light at Hwy 104 & Hwy 181, your business will enjoy seamless connectivity and easy accessibility for customers coming from all directions.

Don't let this opportunity pass you by! Secure your place at the heart of Fairhope's vibrant growth story and position your business for unparalleled success. Join the thriving community of businesses at the new intersection of opportunity – because in Fairhope, the future is bright, and the time to act is now!



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