

SUMMARY

AERIAL
MAP

PORTICO
SITE PLAN

1ST FLOOR
PLAN

2ND 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 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, parking, and great visibility. See first floor for current availability.

OFFICE Eight office suites are available - ranging from 665 SF to 1,107 SF. The floor also offers nine executive office suites with access to a shared conference room and break room. 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)

EXECUTIVE OFFICE SUITES \$900 - \$1,300 per month

CURRENT TENANTS

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

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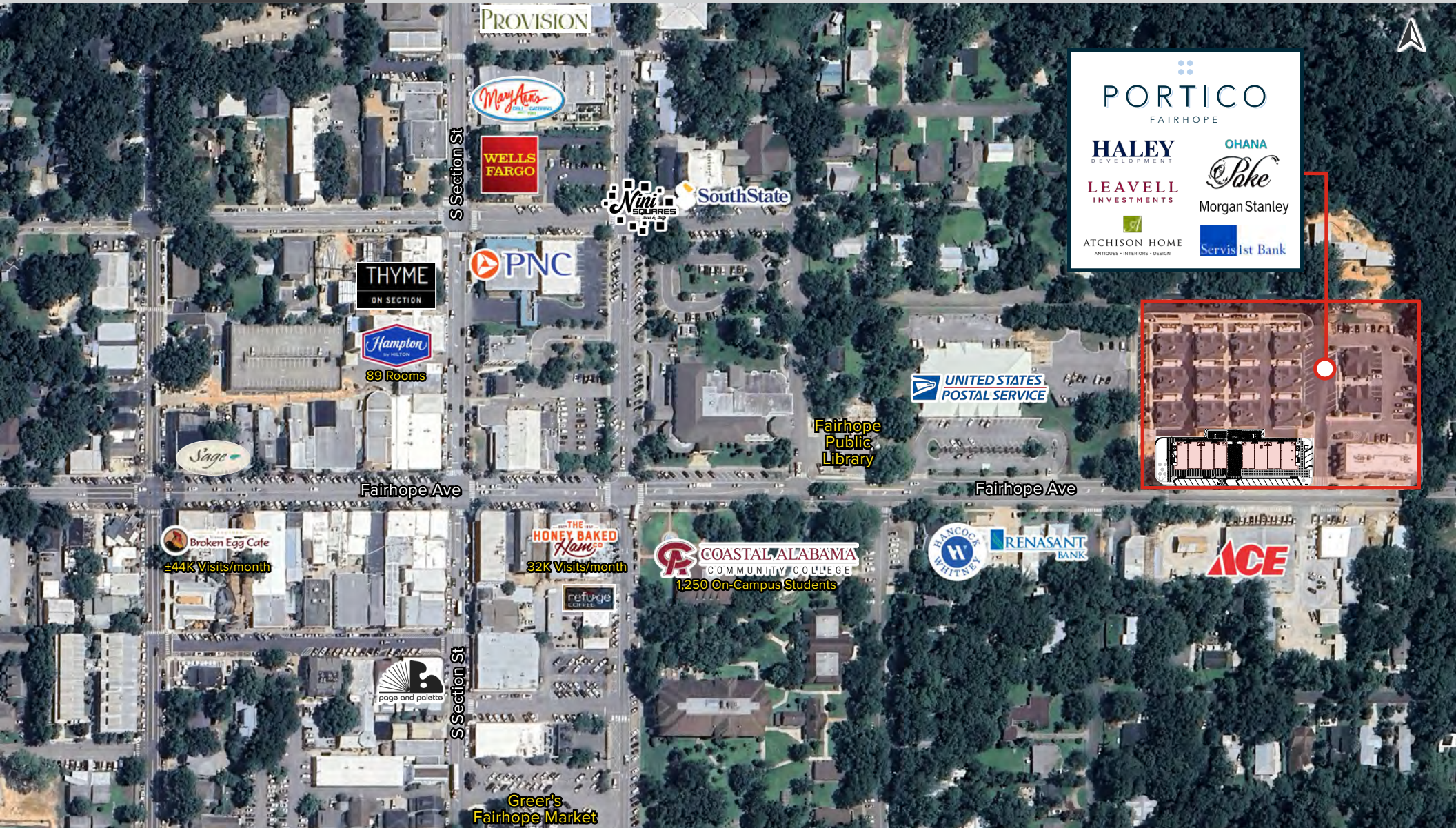
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PORTICO
FAIRHOPE

HALEY DEVELOPMENT

OHANA

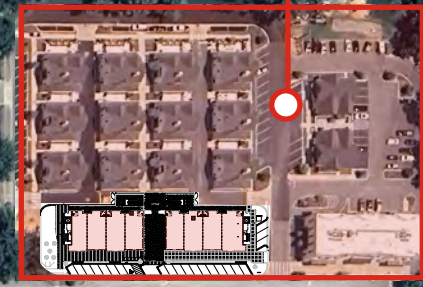
Pike

LEAVELL INVESTMENTS

Morgan Stanley

ATCHISON HOME
ANTIQUES • INTERIORS • DESIGN

Servis1st Bank



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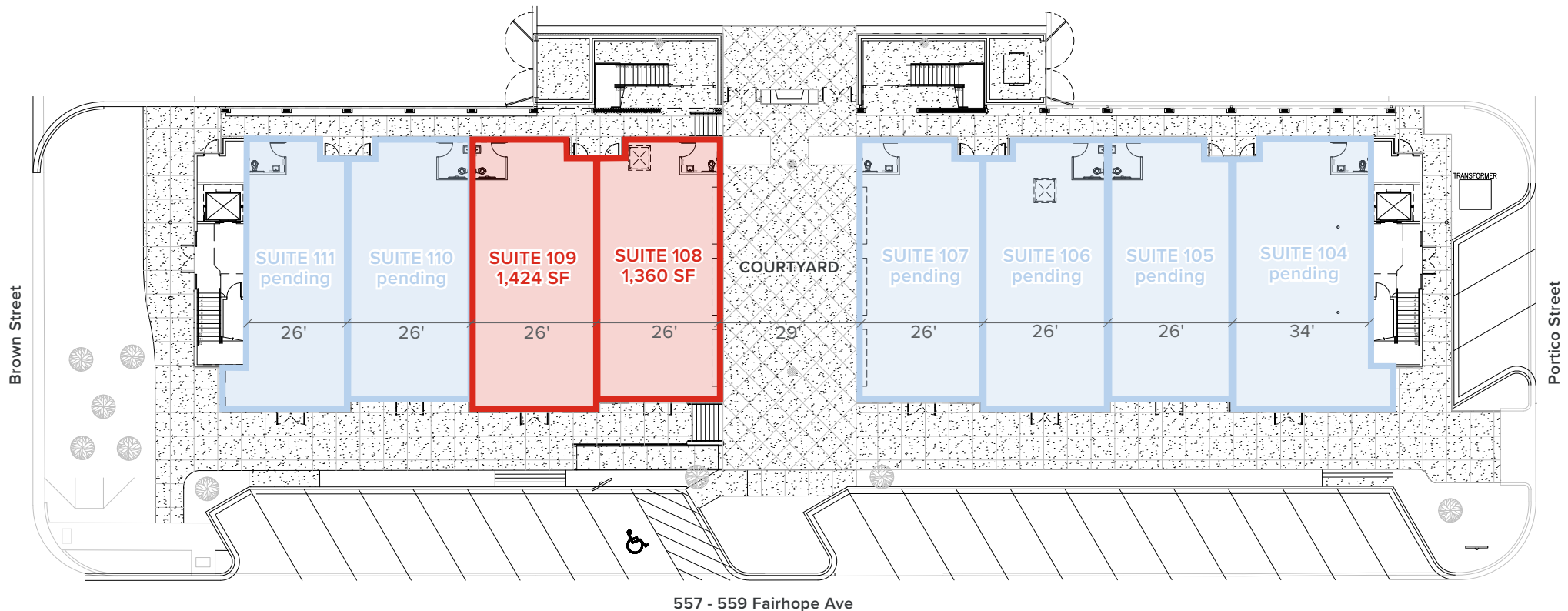
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1ST FLOOR PLAN

Click image for larger view



■ FOR LEASE ■ PENDING

* All dimensions are approximate

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2ND FLOOR PLAN

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557 - 559 Fairhope Ave

- AVAILABLE
- LEASED
- COMMON AREA
- EXECUTIVE OFFICE SUITES AVAILABLE
Click here for larger view

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2ND FLOOR
PLAN

OFFICE SPACE
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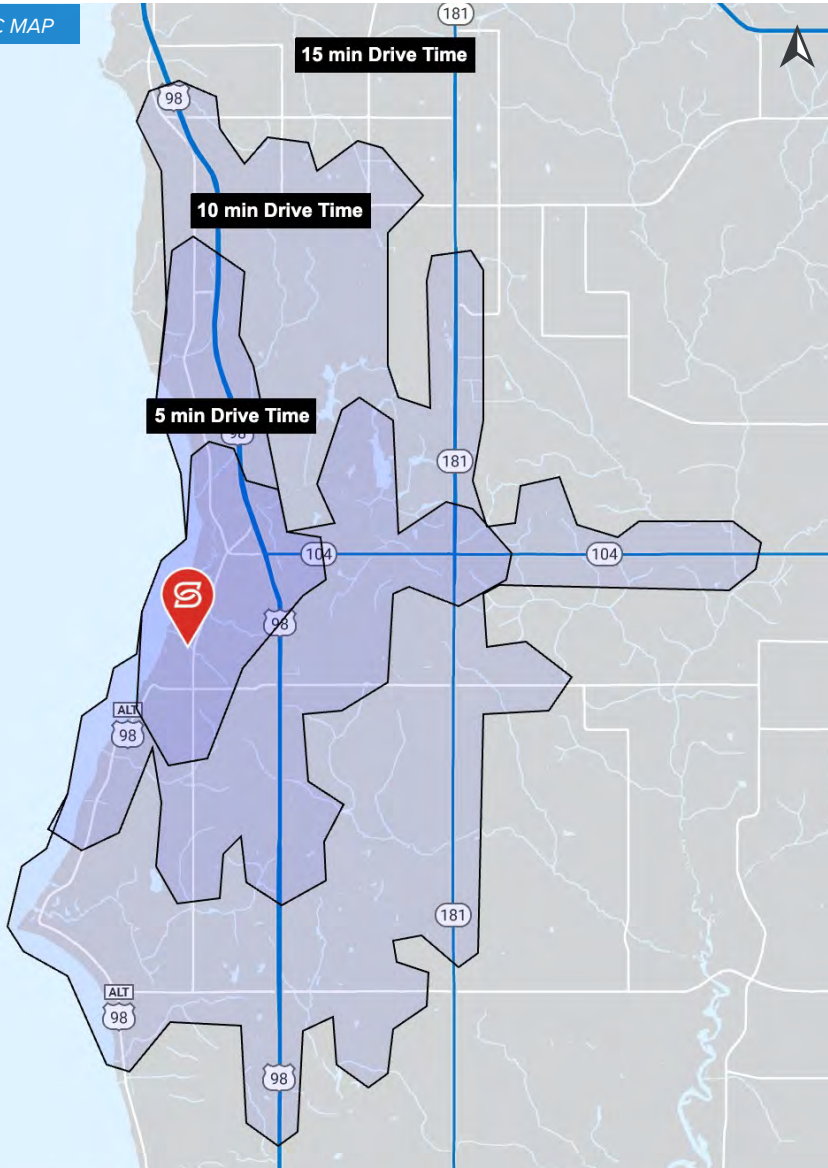
DEMOS

AERIAL PHOTOS


Taken December 2025





DEMOGRAPHIC MAP




2025 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
 POPULATION	6,768	118,492	37,905

	5 MIN	10 MIN	15 MIN
 AVG. HH INCOME	\$138,886	\$132,865	\$134,741

	5 MIN	10 MIN	15 MIN
 POPULATION PROJECTED GROWTH	1.8%	1.9%	2.3%

	5 MIN	10 MIN	15 MIN
 DAYTIME POPULATION	5,660	15,008	26,298