

WHITE-SPUNNER
REALTY

Truist Building

200 WEST LAUREL AVE FOLEY, AL 36535



Tracy Gatewood
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Lease Rate	\$17.50 SF/YR
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OFFERING SUMMARY	
NNN Rate:	\$6/SF
Building Size:	21,352 SF
Available SF:	847 - 4,113 SF
Year Built:	1990
Zoning:	B-1
Elevators:	1
Parking:	91 spaces
Market:	Foley

PROPERTY OVERVIEW

This Main and Main location in historic downtown Foley is now available and next to Foley's newest culinary addition - Half Shell Oyster House! Easily accessible from primary thoroughfares, 200 West Laurel Avenue is only 2 blocks off 59 and faces Highway 98. Your office staff will travel equidistant between Fairhope and the Eastern Shore or from a South Baldwin residence in Gulf Shores, Orange Beach or Ft Morgan.

The two-story 21,350 SF +/- office building features floor to ceiling windows in the perimeter offices, providing ideal lighting for work on important projects. Tenants have use of a common breakroom with standard size refrigerator, sink and a table for lunch. Location is easily walkable to Heritage Park, the Hotel Magnolia, Cheeseburger Randy's, Stacey's and other iconic Foley landmarks. Parking is free and ample in front as well as surrounding the building.

Highest and best use for 200 West Laurel Avenue: Office / Medical / Call Center / Financial (non banking). Home to Truist's Foley bank branch, the property is branded as the Truist Building.

This property offers below market lease rates.

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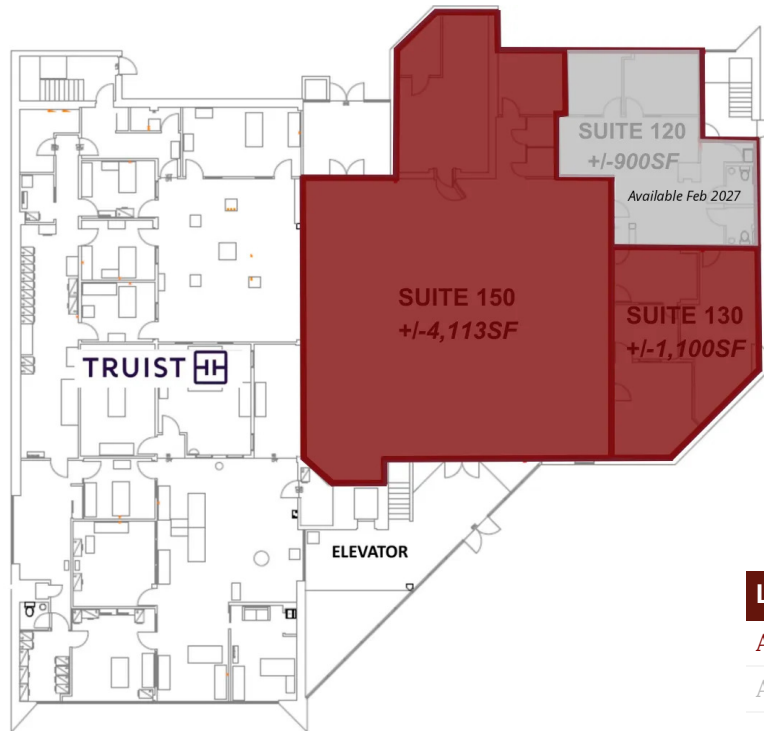




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LEGEND

Available

Available Soon

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Minimum 3 yr/ 36 months
Total Space:	847 - 4,113 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
120	Available Soon	900 SF	NNN	\$17.50 SF/yr	Available Feb. 2027
130	Available	1,100 SF	NNN	\$17.50 SF/yr	-
150	Available	4,113 SF	NNN	\$17.50 SF/yr	-

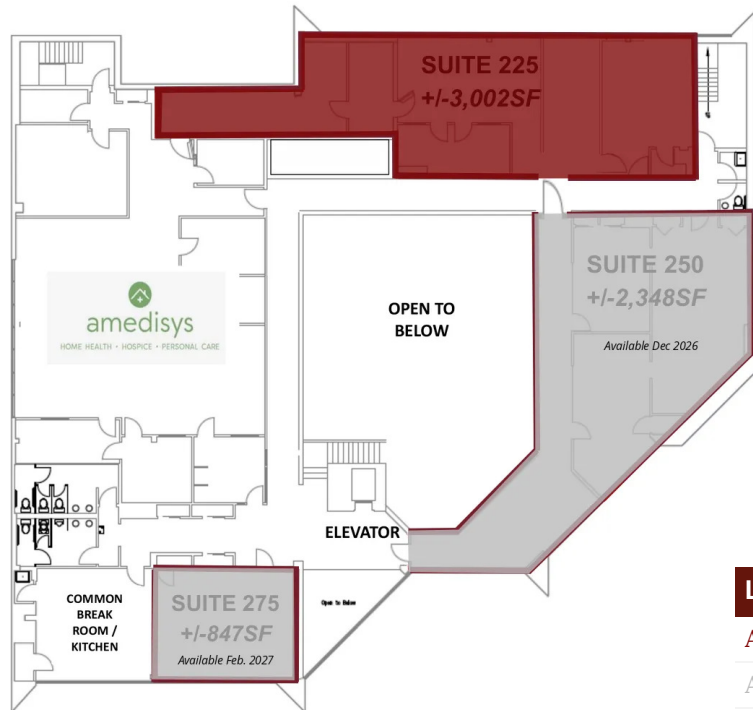
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Minimum 3 year/ 36 months
Total Space:	847 - 4,113 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
225	Available	3,002 SF	NNN	\$17.50 SF/yr	-
250	Available Soon	2,348 SF	NNN	\$17.50 SF/yr	Available Dec. 2026
275	Available Soon	847 SF	NNN	\$17.50 SF/yr	Available Feb. 2027

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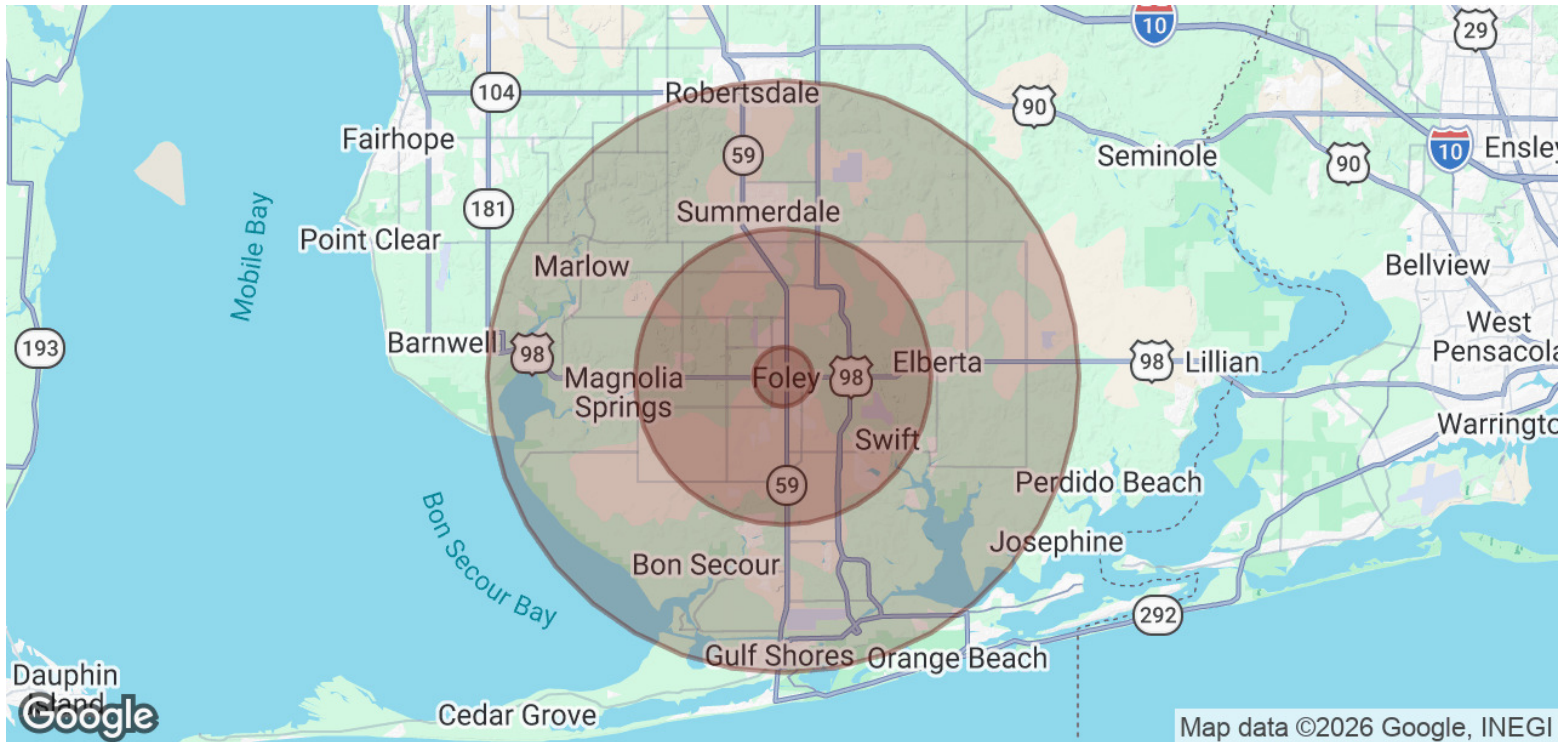
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,377	32,506	77,873
Average Age	44.3	47.7	46.1
Average Age (Male)	42.8	47.1	45.2
Average Age (Female)	44.9	49.0	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,394	14,547	33,606
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$67,118	\$82,568	\$89,124
Average House Value	\$234,677	\$259,564	\$293,233

2023 American Community Survey (ACS)

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