



Tanger[®]

FOLEY

REDEVELOPMENT

2601 S McKenzie Street, Foley, AL 36535

Restaurant &
entertainment space
Available for lease



Exclusive leasing agents:

Kathy Dennis, CCIM

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TANGER FOLEY

Prime location

Baldwin County is one of the fastest-growing counties in the U.S.—ranked #7 nationally by the Census Bureau and #1 in Alabama. Nearly all of that growth is driven by inbound migration, which continues to fuel sustained residential demand.

Just 10 miles from the beach and surrounded by 18,000+ hotel rooms and rentals, Tanger Foley includes tenants like Nike, Coach, Under Armour, Kate Spade, Michael Kors, and Polo Ralph Lauren. Shopping here isn't an afterthought—it's a planned part of the Gulf Coast experience.

TSCG is leasing a targeted group of restaurant and entertainment spaces designed to extend visits and complement one of the region's top outlet centers.



tops the charts

#1 Outlet in Alabama
since 2022

#1 Must Visit Destination
by *Visit Foley!*

\$61M development project starts October 2025

delivery 2026-2027

food district



flagship restaurant



play



green space

future hospitality



Market overview aerial

Tanger
FOLEY

4M

Visitors

Annually

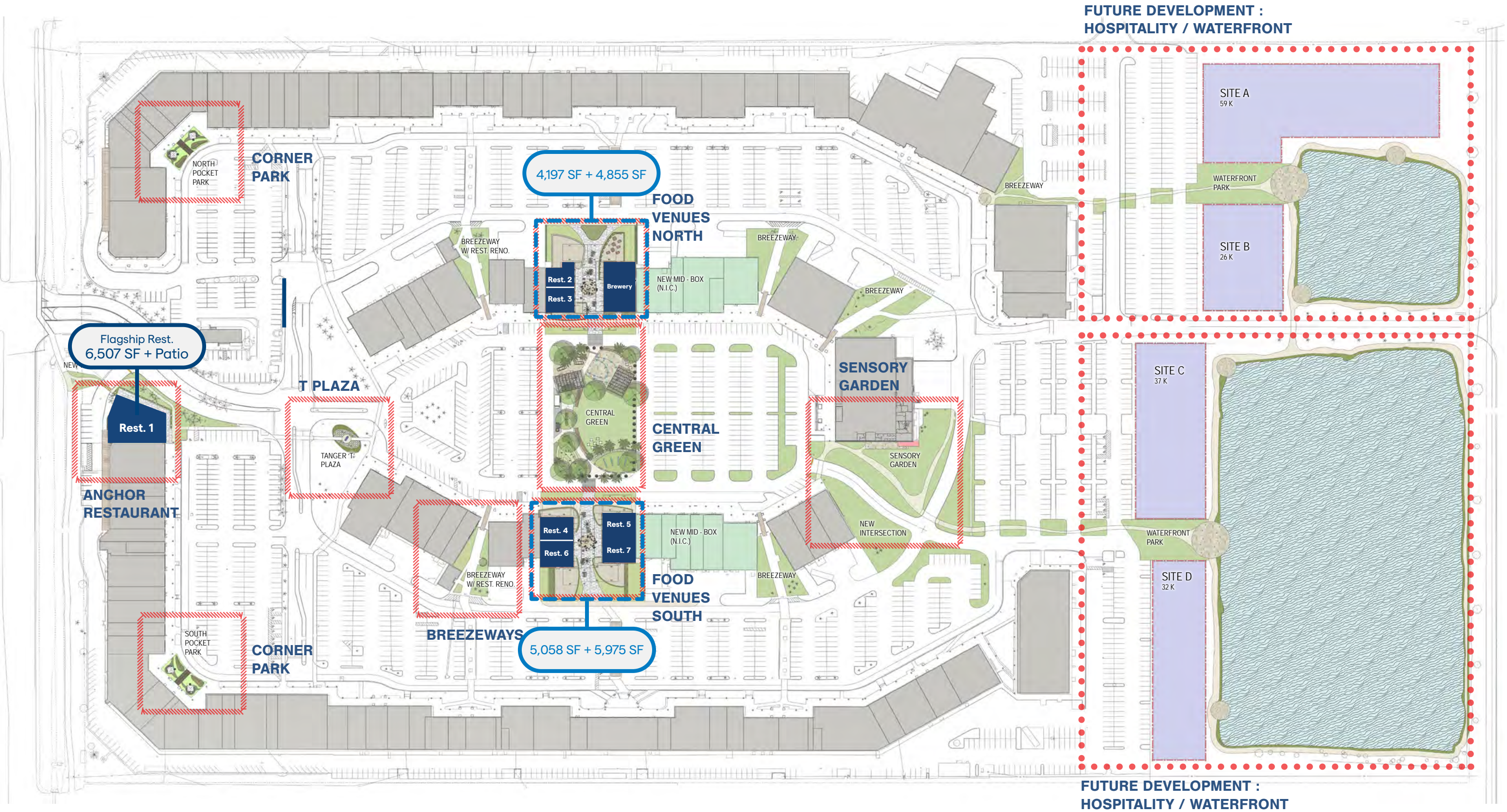
2022 - Present



Site aerial



New Site Plan/Improvements



TANGER FOLEY

food district
coming 2026

flagship restaurant

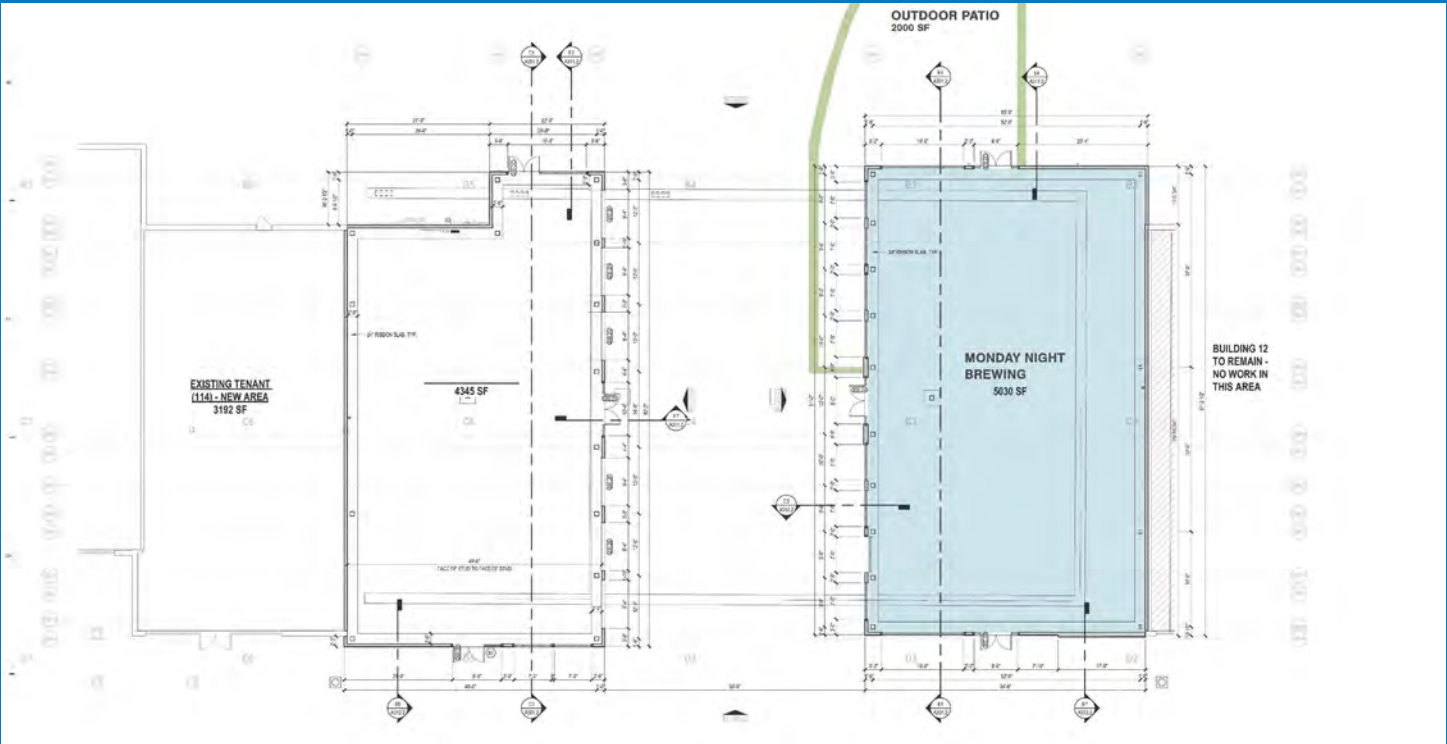
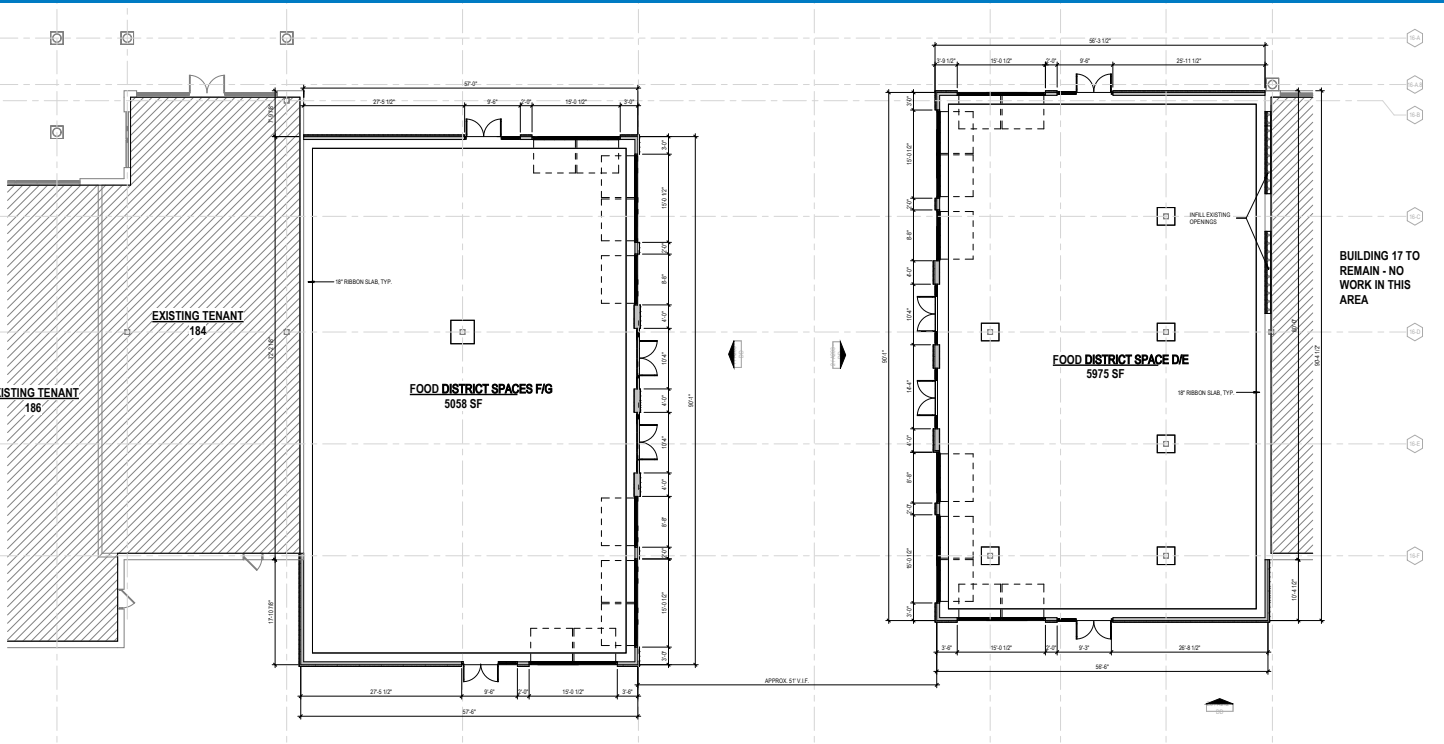
tanger
play & entertainment

Food District

Tanger
FOLEY



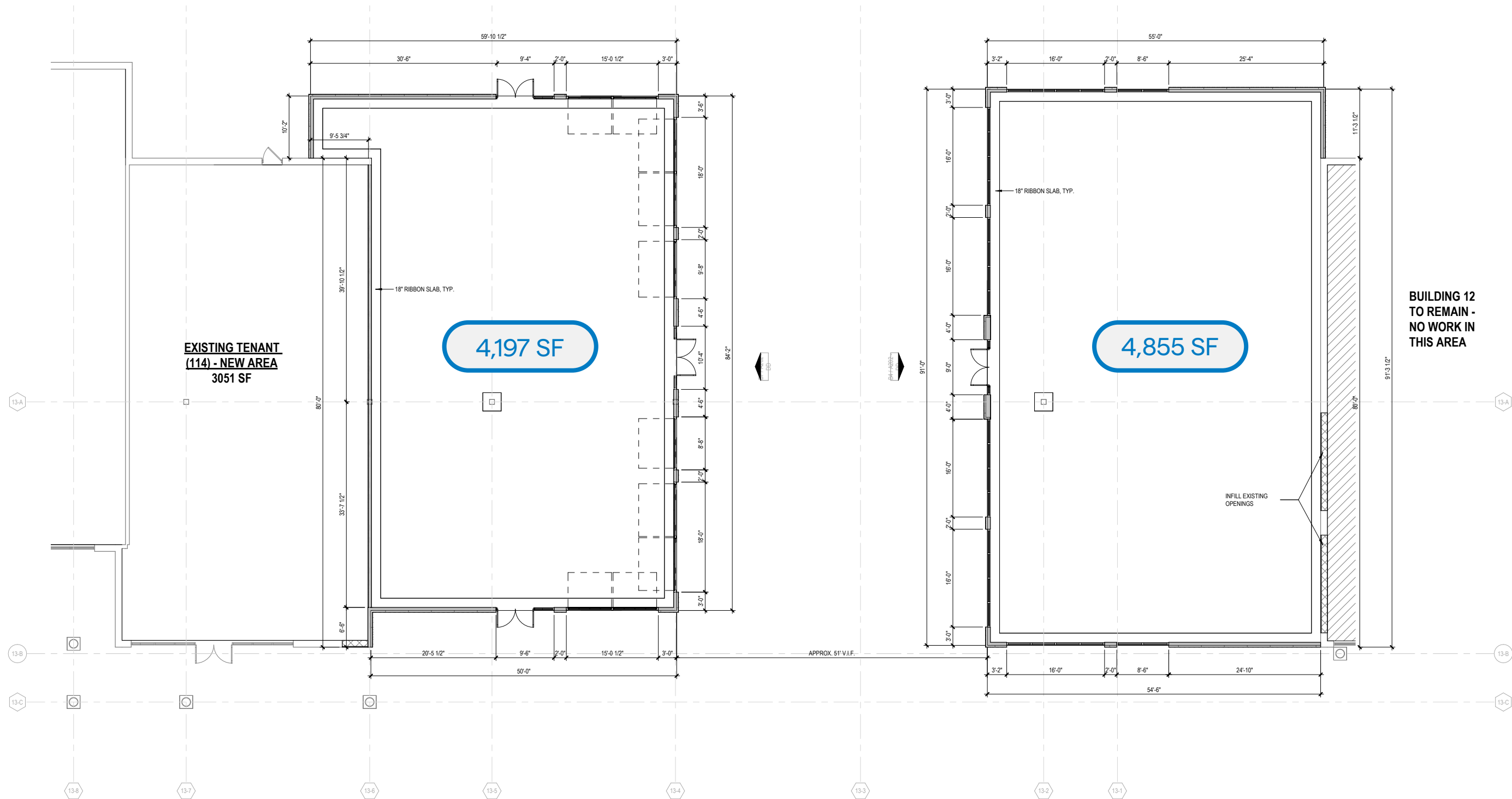
Food District Restaurant Spaces Coming 2026



Future Flagship Restaurant

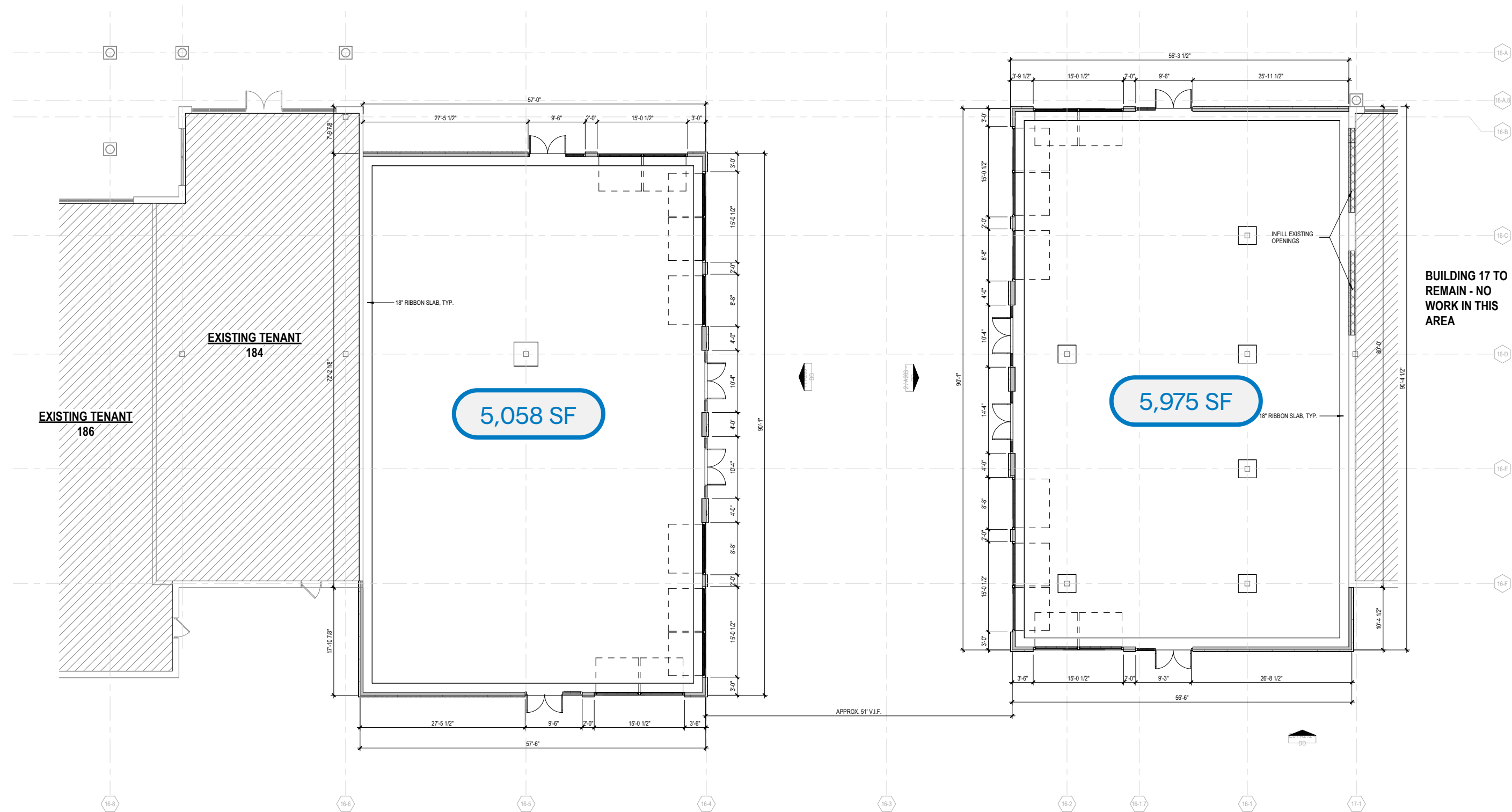
Entry View Elevation





Buildings will be delivered demised for two tenants but hold the possibility for single-tenant

Food District - South



Buildings will be delivered demised for two tenants but hold the possibility for single-tenant

Central Green



Central Green - View 2



Planned Restaurant District - “Fresh District”

Central Green Space/ Lawn

North Side spaces

South Side spaces

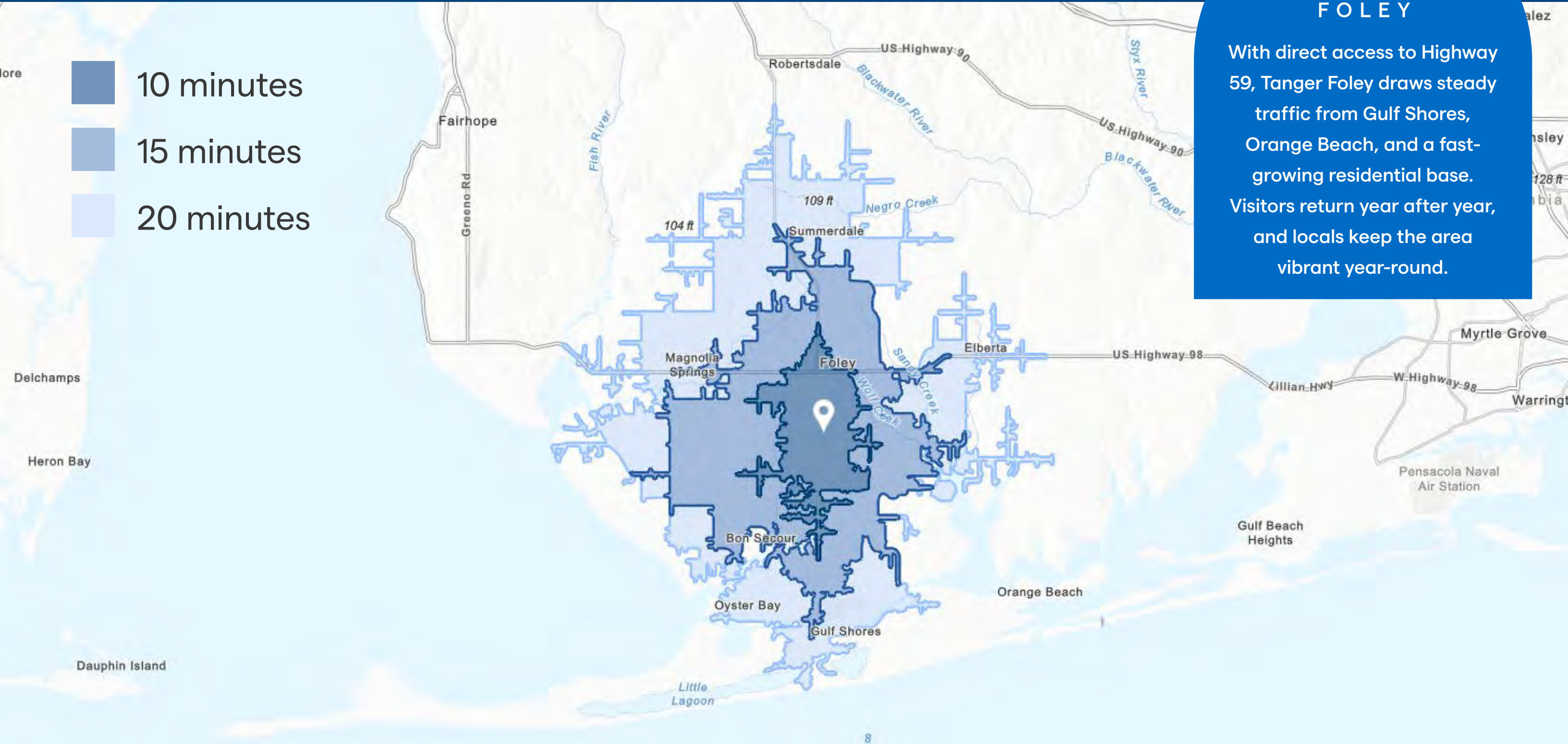


Drive time map

Tanger
FOLEY

With direct access to Highway 59, Tanger Foley draws steady traffic from Gulf Shores, Orange Beach, and a fast-growing residential base. Visitors return year after year, and locals keep the area vibrant year-round.

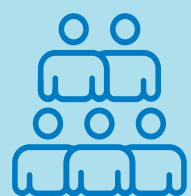
- 10 minutes
- 15 minutes
- 20 minutes



Strong co-tenancy at Tanger Foley



Tanger Foley features a **strong mix of high-performing national tenants**—including Nike, Coach, Banana Republic, Under Armour, Kate Spade, Michael Kors, and Polo Ralph Lauren, and more.



These tenants **generate consistent traffic** from coastal tourism and Baldwin County's growing population.



TSCG is **leasing select restaurant and entertainment spaces** within the project. These are positioned for visibility, patio potential, and long-term performance.

Gap Factory
Nike
Michael Kors
Coach
Le Creuset
Banana Republic
Adidas
T.J. Maxx
H&M
Under Armour
Kate Spade
Loft Outlet
Old Navy
Polo Ralph Lauren

Foley, Alabama

Tourism That Drives Results

Located just 10 miles from the coast, Tanger Foley is built to serve both destination traffic and repeat customers. Restaurant and entertainment operators benefit from strong spend, year-round visibility, and a regional market that continues to grow.

Data provided by TSCG, Alabama's Tourism Department, Gulf Shores and Orange Beach Tourism, and Placer Labs Inc. (www.placer.ai)

18 thousand+

Gulf Coast vacation rental units and hotel rooms

6.5 million

people visited Alabama's beaches (2023)

6.7 billion

billion in annual visitor spending

\$476 million

lodging revenue (June 2024)

55,000+

tourism-supported jobs

\$1.4 billion+

retail sales projected

Foley, Alabama

Why they stay longer

Foley's food scene runs year-round—not just in peak season. With 200+ restaurants and more than 50 serving Gulf Coast staples like Bushwackers, this is a market where dining is a core part of the experience.

Tanger Foley benefits from repeat visitation, strong co-tenancy, and a consistent dining audience.

Foley blends outdoor recreation with shopping, dining, and family-friendly entertainment. That all-day experience supports long dwell time and high-performing restaurants.

200+
local
restaurants

30+
miles of
nature trails

100+
fishing
charters

10+
public beach
access points

5
local
golf courses

200k+
annual visitors to
Foley Sports
Tourism Complex





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