

## FOR LEASE

### PROPERTY OVERVIEW

High-end retail showroom offers approximately 7,742 SF in a prime Gulf Shores location, situated between Target and Publix on Hwy 59. The space features a 2-level interior layout and prominent pylon signage, ideal for boutique retail or showroom use. The property is currently occupied by an active business, with availability estimated for February 1, 2026.

### AVAILABLE

- 7,742 ± SF

### LEASE TERMS

- Base Rate: \$19.50 / SF
- Lease Structure: NNN
- 3-5 year term

### LOCATION HIGHLIGHTS

- Premier Gulf Coast Destination with over 7 million annual visitors to the Alabama beaches
- Surrounded by national brands and high-traffic attractions
- Strong year-round population with a growing number of full-time residents and second-home owners
- Close proximity to resorts, marinas, and vacation rentals driving consistent dining demand
- High visibility and accessibility from Gulf Shores Parkway (aka US Hwy 59)



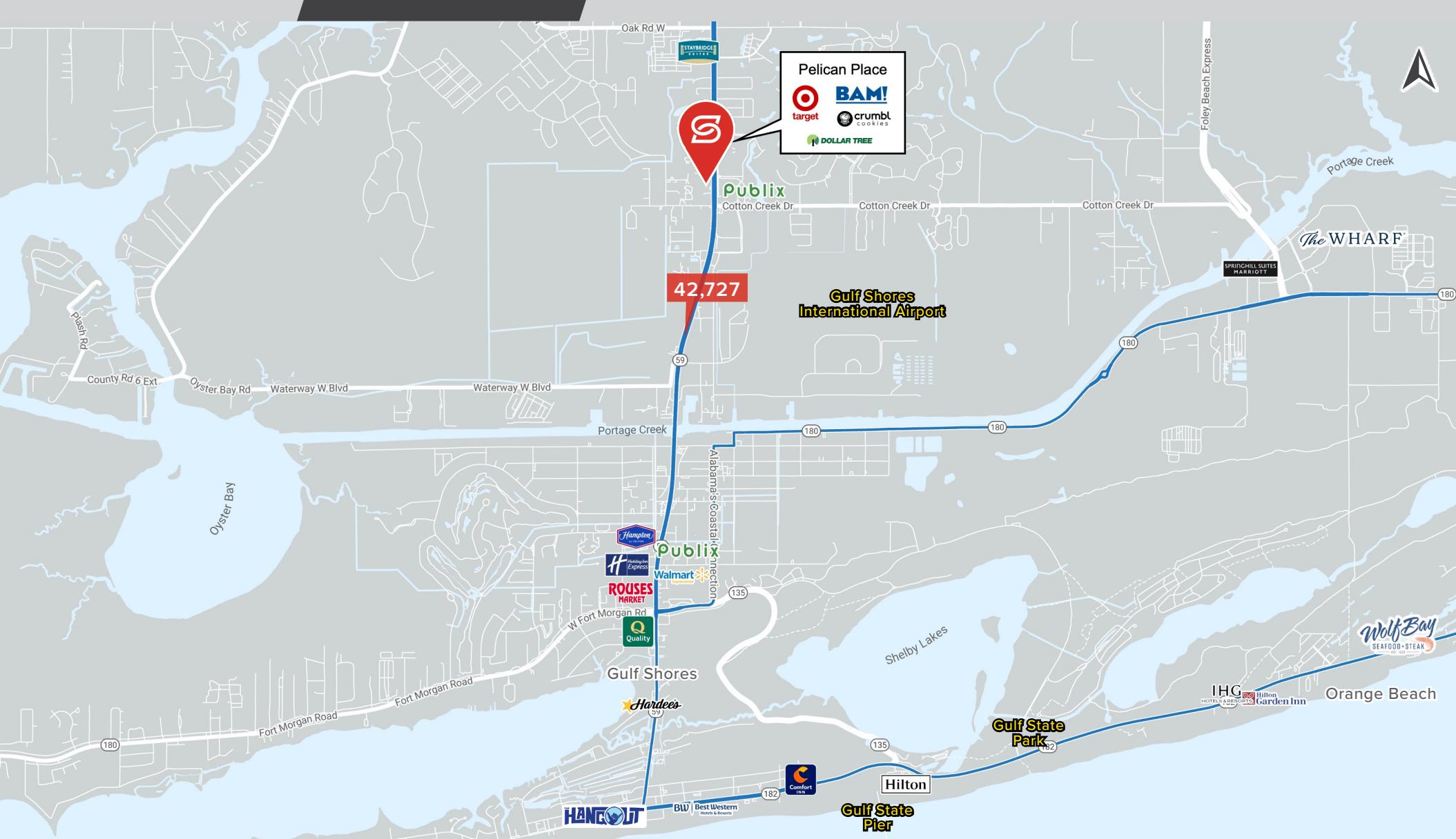
## SUMMARY

## LOCATION AERIAL

## PHOTOS

## SITE PLAN

## DEMOGRAPHICS



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## RETAIL BUILDING GULF SHORES

3769 Gulf Shores Pkwy, Gulf Shores, AL

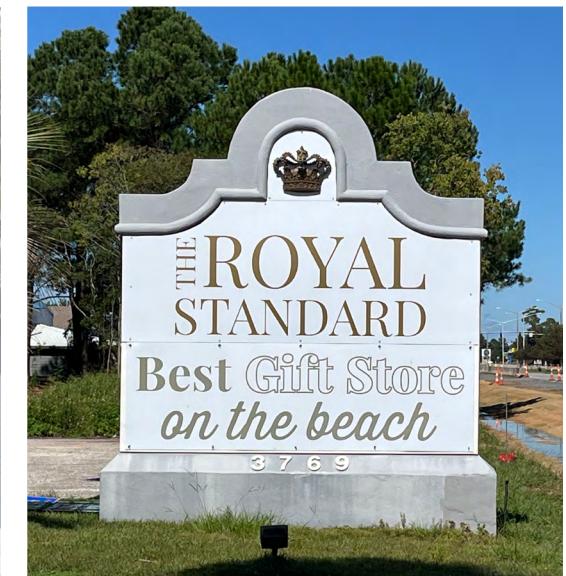
SUMMARY

LOCATION AERIAL

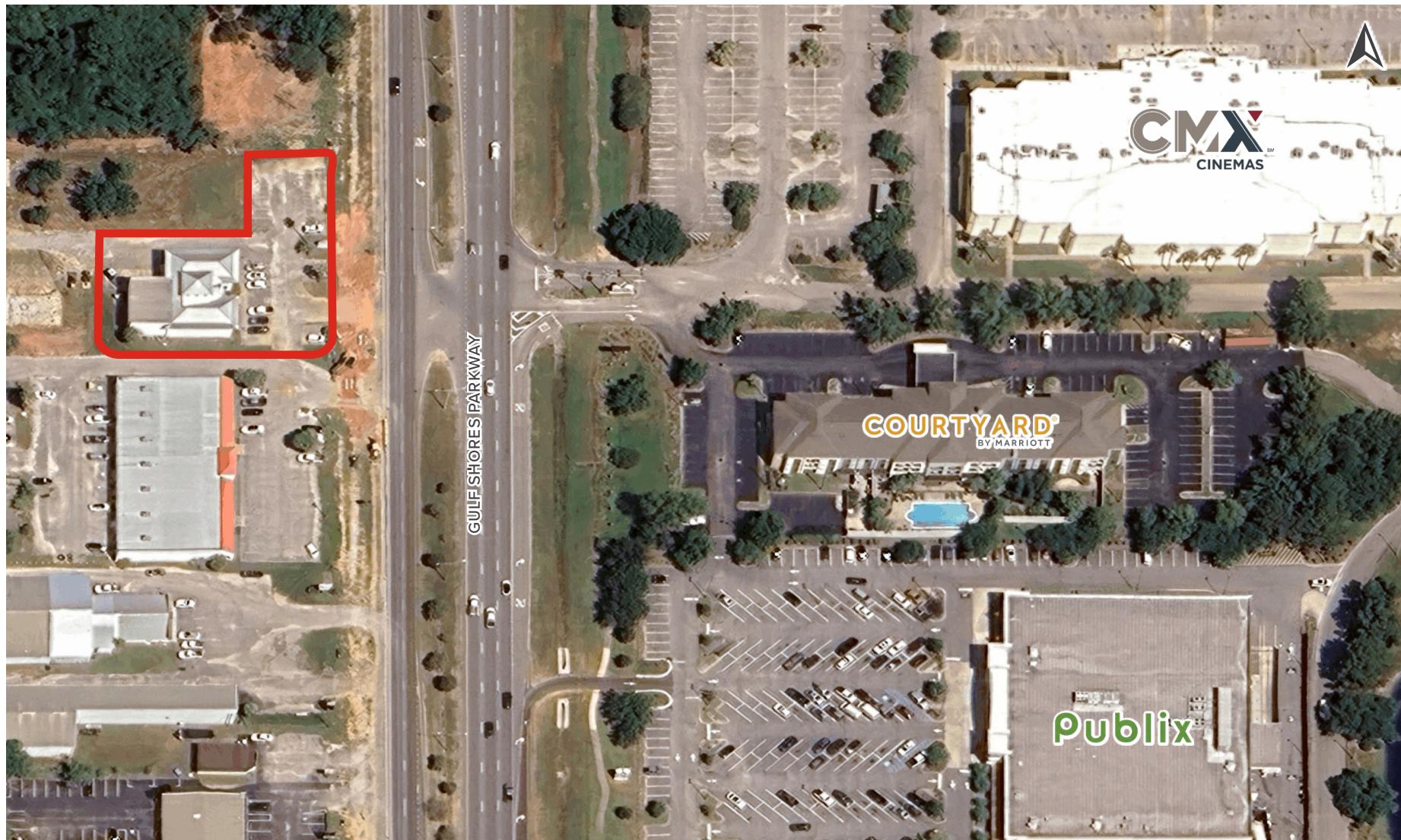
PHOTOS

SITE PLAN

DEMOGRAPHICS



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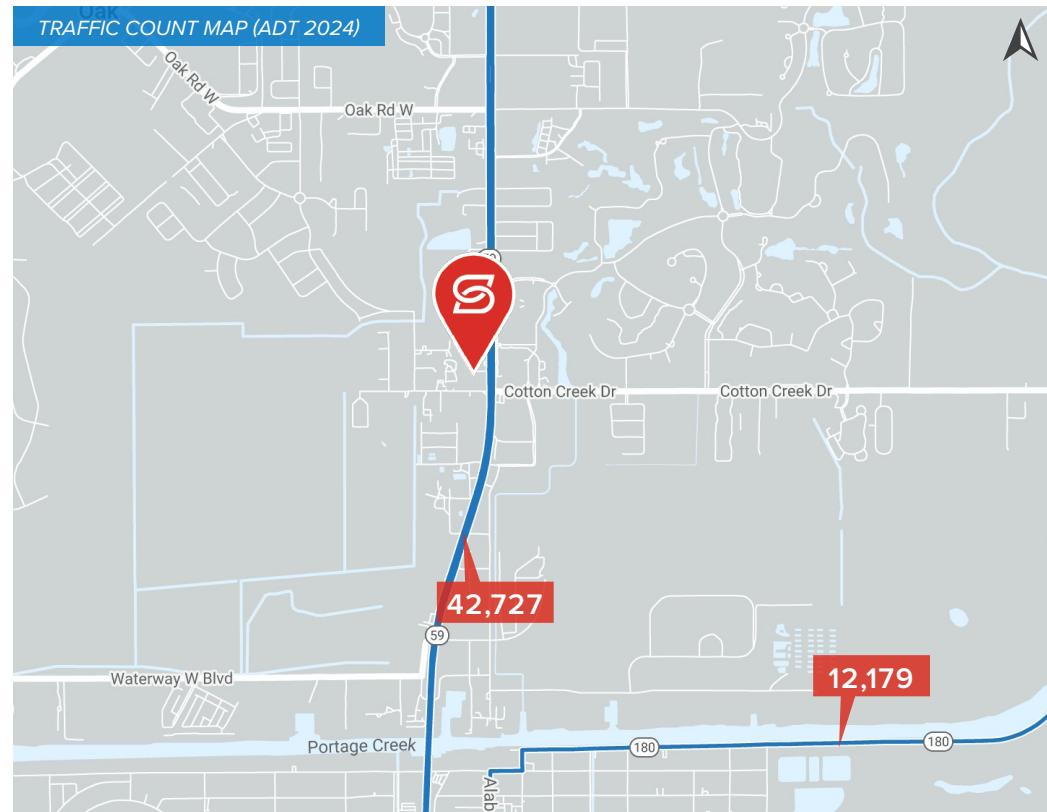
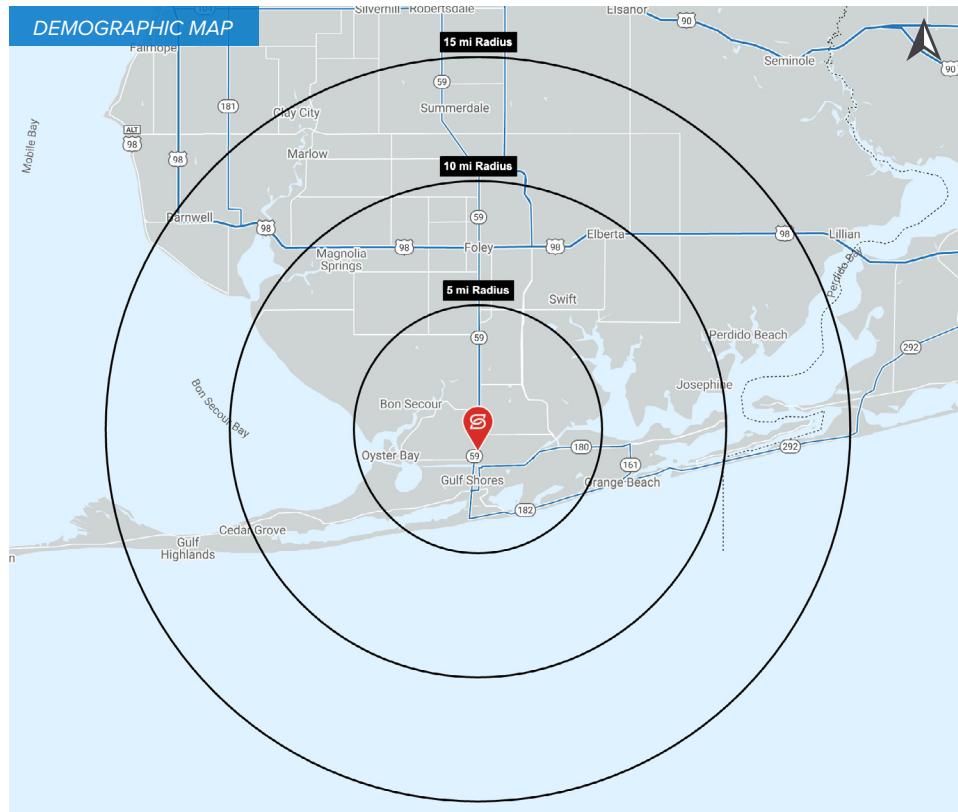
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## 2025 DEMOGRAPHICS

### 5 MILE

### 10 MILE

### 15 MILE



38,163

89,815

119,772



### 5 MILE

### 10 MILE

### 15 MILE

\$97,693

\$104,619

\$109,541



### 5 MILE

### 10 MILE

### 15 MILE

2.8%

2.7%

2.6%