



For Sublease

3,748 SF on 1.5 AC Available

- Former bank branch in great condition with drive-thru
- Excellent visibility at the entrance to Spanish Fort Town Center on US-98/US-90 (23,457 CPD)
- 1.2 miles to I-10 interchange (67,963 CPD)
- In close proximity to national retailers and restaurants
- Lease term expires 9/30/28. Options available.

10000 Town Center Ave
Spanish Fort, AL

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Estimated Demographics

	1-mile	3-mile	5-mile
Estimated Population	2,334	21,240	38,772
Daytime Population	4,457	18,773	37,945
Average Household Income	\$101,477	\$101,914	\$105,734
Median Age	56.5	43.9	42.7

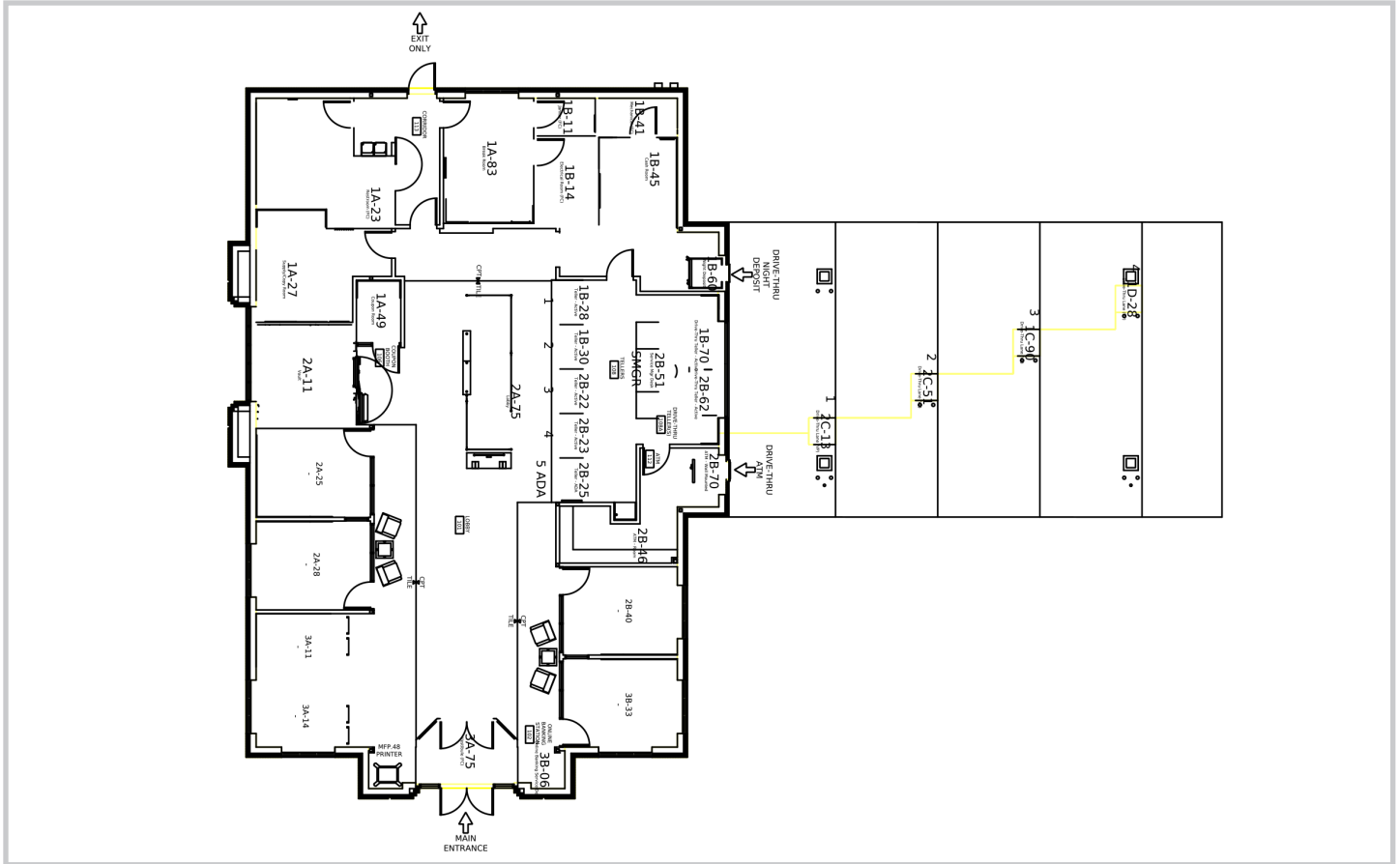
Source: Esri, 2023

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Nearby Retailers





Retail Aerial



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