

FOR LEASE

BARRACK'S PARK | OFFICE/RETAIL

8531 Spanish Fort Blvd. | Spanish Fort, AL



Property Features

Available Spaces:

Building 3: 1,600± SF (\$2,500/MONTH MG)

Suite 301 - 800± SF (\$1,450/MONTH MG)

Suite 302 - 800± SF (\$1,375/MONTH MG)

- Zoning: B-2
- Total park size: four buildings totaling 6,400± SF
- Second floor has private entrance
- Ideal for office and retail tenants
- Great visibility to Highway 31
- Vibrant corridor with strong demographics
- Located on a 5 lane, high traffic throughfare

LEASE RATE:
\$1,375 - \$2,500/MONTH MG



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Location Description:

Barrack's Park is a four-building complex located on Spanish Fort Blvd. (HWY 31) approximately midway between HWY 98 and HWY 181. Proximate to residential neighborhoods and retail including: the Eastern Shore Town Center to the east and Spanish Fort Town Center (Bass Pro Shop) to the west. The property features neatly maintained landscaping with hard wood trees. Barrack's Park is located in central Baldwin County—the 2nd fastest growing county in Alabama.

| | |
|-----------------------------|------------|
| US HWY 31 | 0.1 miles |
| US HWY 181 | 1.4 miles |
| I-10 | 2.1 miles |
| US HWY 90 | 2.7 miles |
| US HWY 98/Daphne | 3.1 miles |
| Downtown Mobile | 10.1 miles |
| Fairhope, AL | 12.3 miles |
| Mobile Aeroplex at Brookley | 14.2 miles |
| Mobile Regional Airport | 27.3 miles |



Demographics: Driving Times

| 2023 | 5 Min | 10 Min | 15 Min |
|------------------|-----------|-----------|-----------|
| Population | 4,811 | 20,142 | 58,587 |
| Households | 1,828 | 7,637 | 22,687 |
| Total Businesses | 269 | 808 | 2,329 |
| Average Income | \$116,996 | \$114,683 | \$108,012 |

*Full Demographics Reports available on request.

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