

SUMMARY

LOCATION AERIAL

SITE PLAN

EXTERIOR PHOTOS

INTERIOR PHOTOS

FLOOR PLAN

DEMOS

FOR LEASE

PROPERTY OVERVIEW

Fully improved restaurant space in Orange Beach, AL. Prime location on Perido Beach Blvd, next to Ron Jon Surf Shop and Hotel Indigo. The 7,900 sf restaurant is fully equipped, providing for a turn-key opportunity.

Call Jeff Barnes or Steadman Bethea for details and viewing instructions.

AVAILABLE

- 7,900 ± SF

LEASE TREMS

- Base Rate: \$23.00/SF, with 3% annual increases
- NNN Rate: \$5.33/SF (Year 1 estimate)
- Percentage Rent: 6% over natural break point
- Lease Structure: NNN
- FF+E: Existing FF+E conveys

LOCATION HIGHLIGHTS

- Premier Gulf Coast Destination with over 7 million annual visitors to the Alabama beaches
- Surrounded by national brands and high-traffic attractions like The Wharf, FloraBama, and Gulf State Park
- 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 Perdido Beach Blvd (AL-182) and other major coastal corridors



stirling

JEFF BARNES, CCIM
Office: 251-342-7229
Direct: 251-975-8222
jbarnes@stirlingprop.com

STEADMAN BETHEA
Office: 251-342-7229
Direct: 850-467-1047
sbethea@stirlingprop.com

RESTAURANT SPACE

ORANGE BEACH

22703 perdido Beach Blvd, Orange Beach, AL

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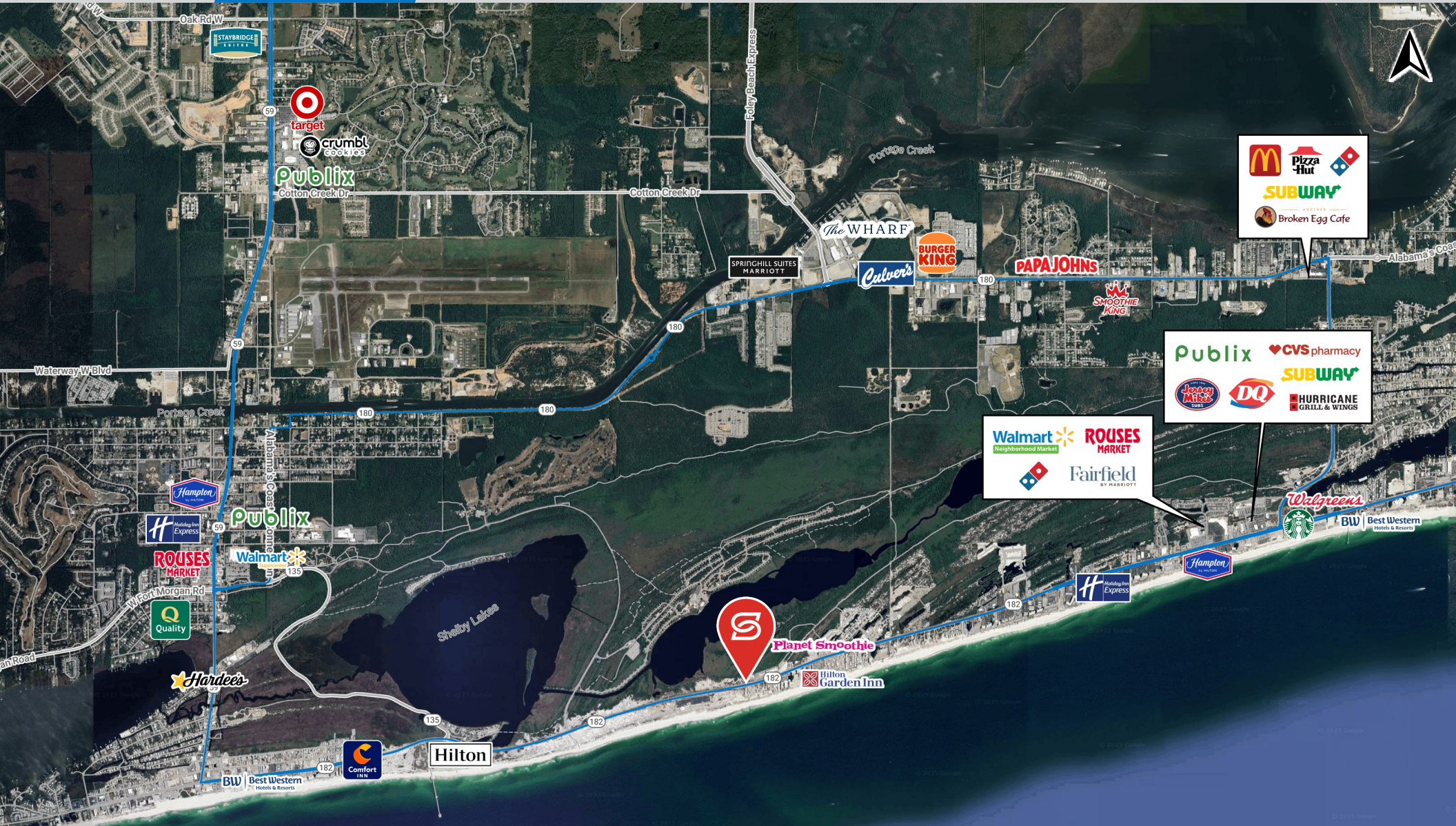
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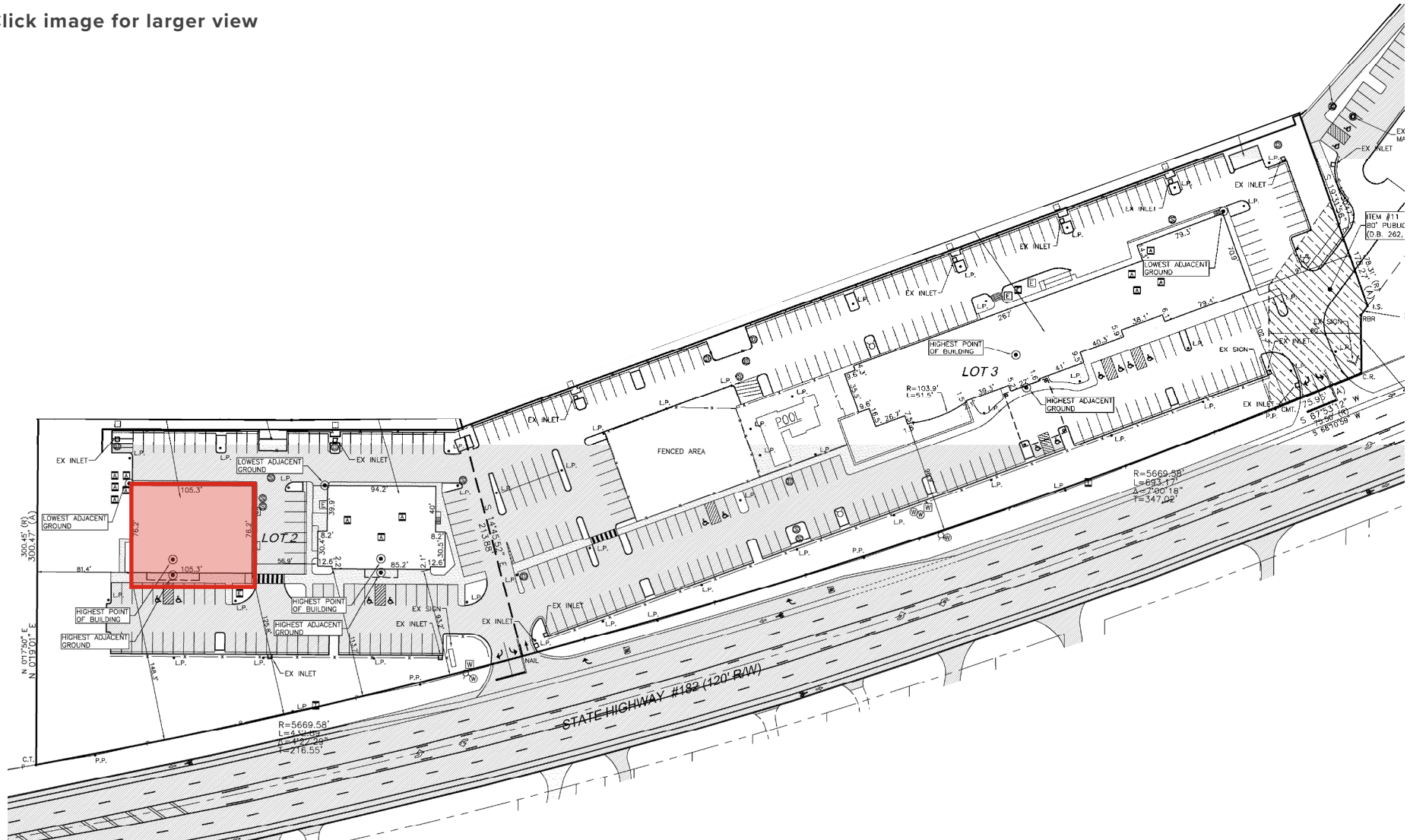
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Click image for larger view



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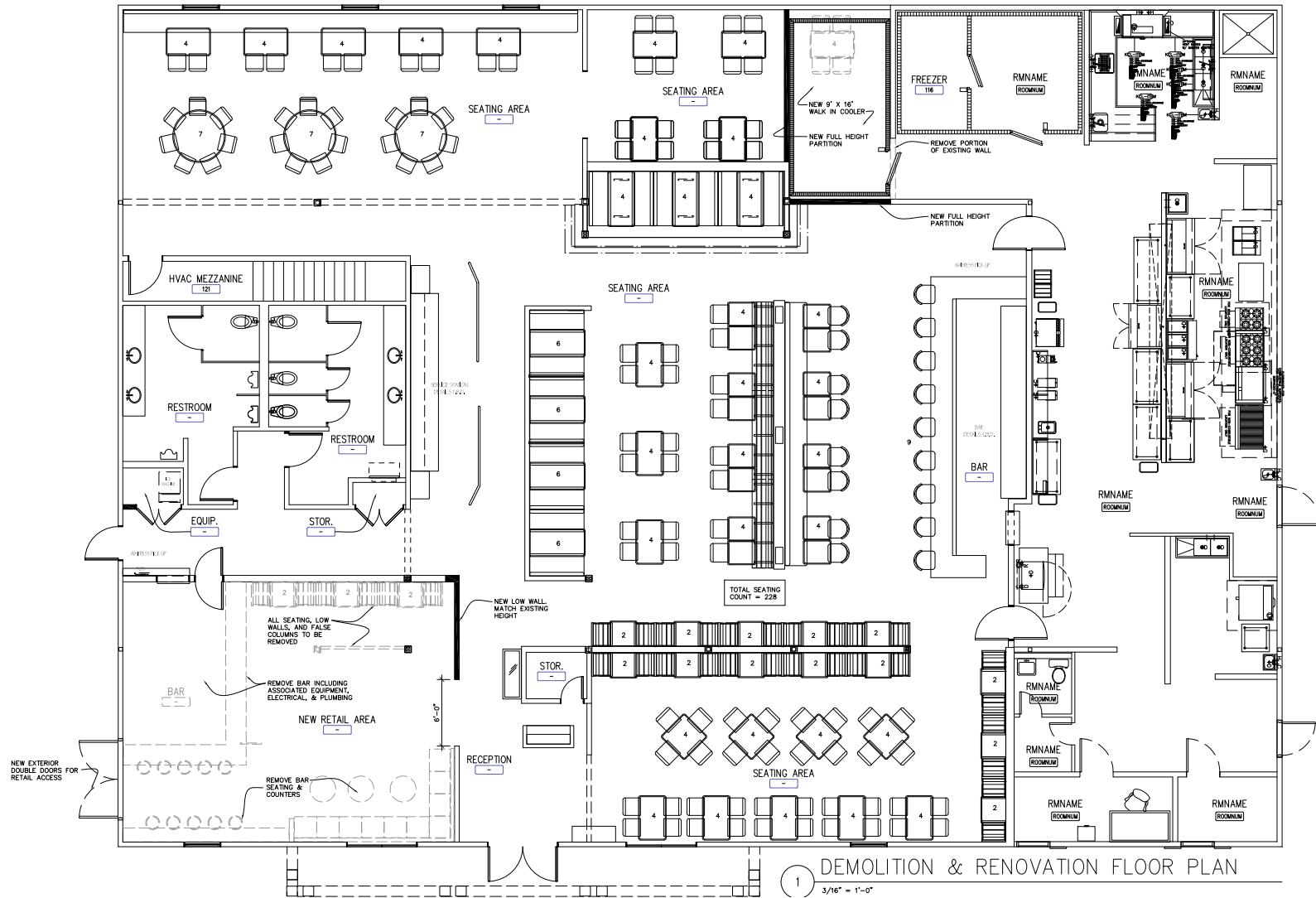
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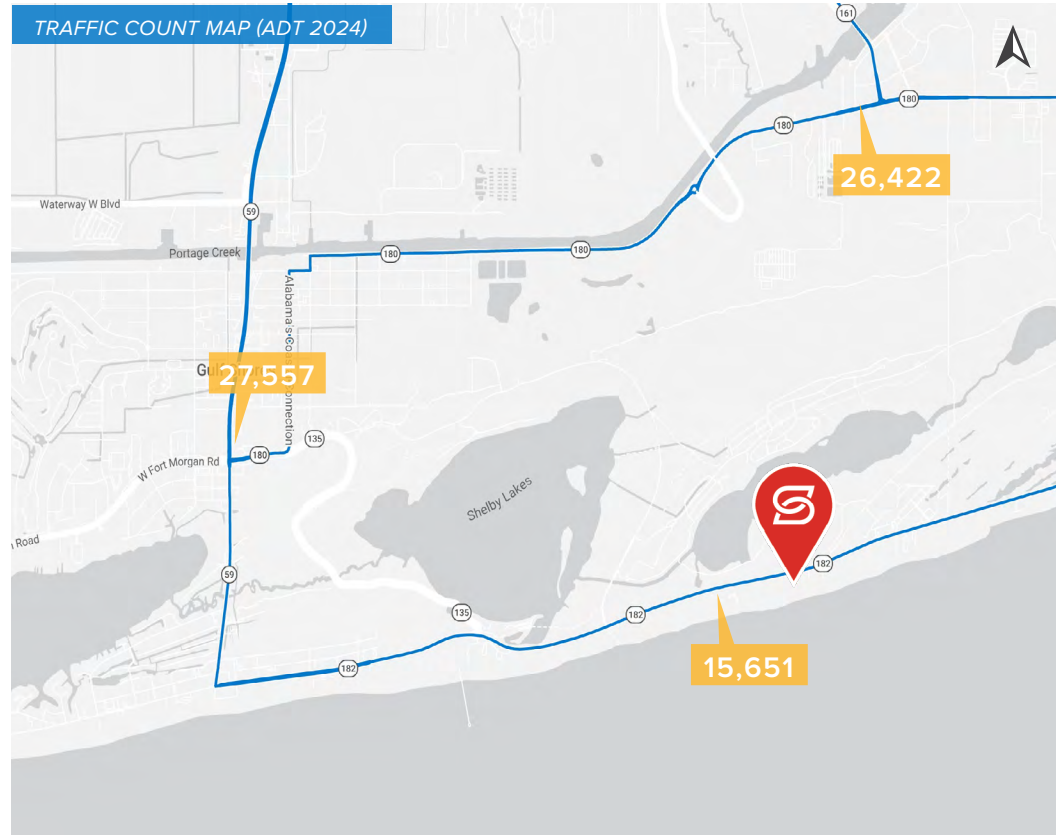
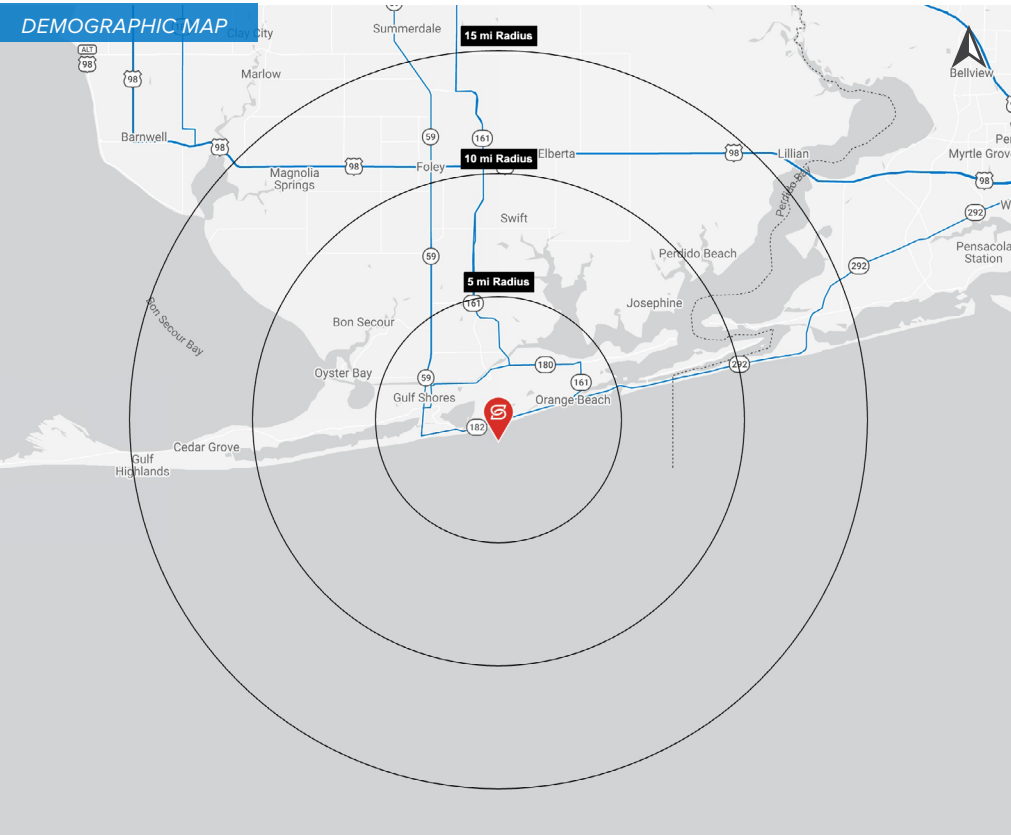
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2026 DEMOGRAPHICS



5 MI	10 MI	15 MI
30,062	72,627	110,058



AVG. HH INCOME

5 MI	10 MI	15 MI
\$121,132	\$116,825	\$117,116



POPULATION
GROWTH

5 MI	10 MI	15 MI
2.0%	2.7%	2.6%