

SUMMARY

KEY PLAN

FLOOR PLAN

PROPERTY IMAGES

AERIAL

DEMOGRAPHICS



PROPERTY DESCRIPTION

Prime retail space within the new Embassy Suites Hotel in Gulf Shores is available for lease. The total area consists of approximately 4,558 square feet, with +/- 50' of storefront exposure along West Beach Blvd - directly across from the gulf front city park, in the heart of the new walking district of Gulf Shores. The space is being delivered in a shell condition, with an allowance to be provided by the landlord. Delivery is anticipated mid-2025.

The Embassy Suites Hotel will consist of 257 rooms, meeting space, full-service restaurant, bar, and a Starbucks's Coffee Shop.

LEASE TERMS

Premises:	4,558 ± SF
Base Rental Rate:	\$45 PSF, Increasing 3% per year
CAM Expenses	\$10 PSF, Year 1 Estimate
Percentage Rent:	6%, over a natural breakpoint
Term:	5 Year Minimum
Lease Structure:	NNN

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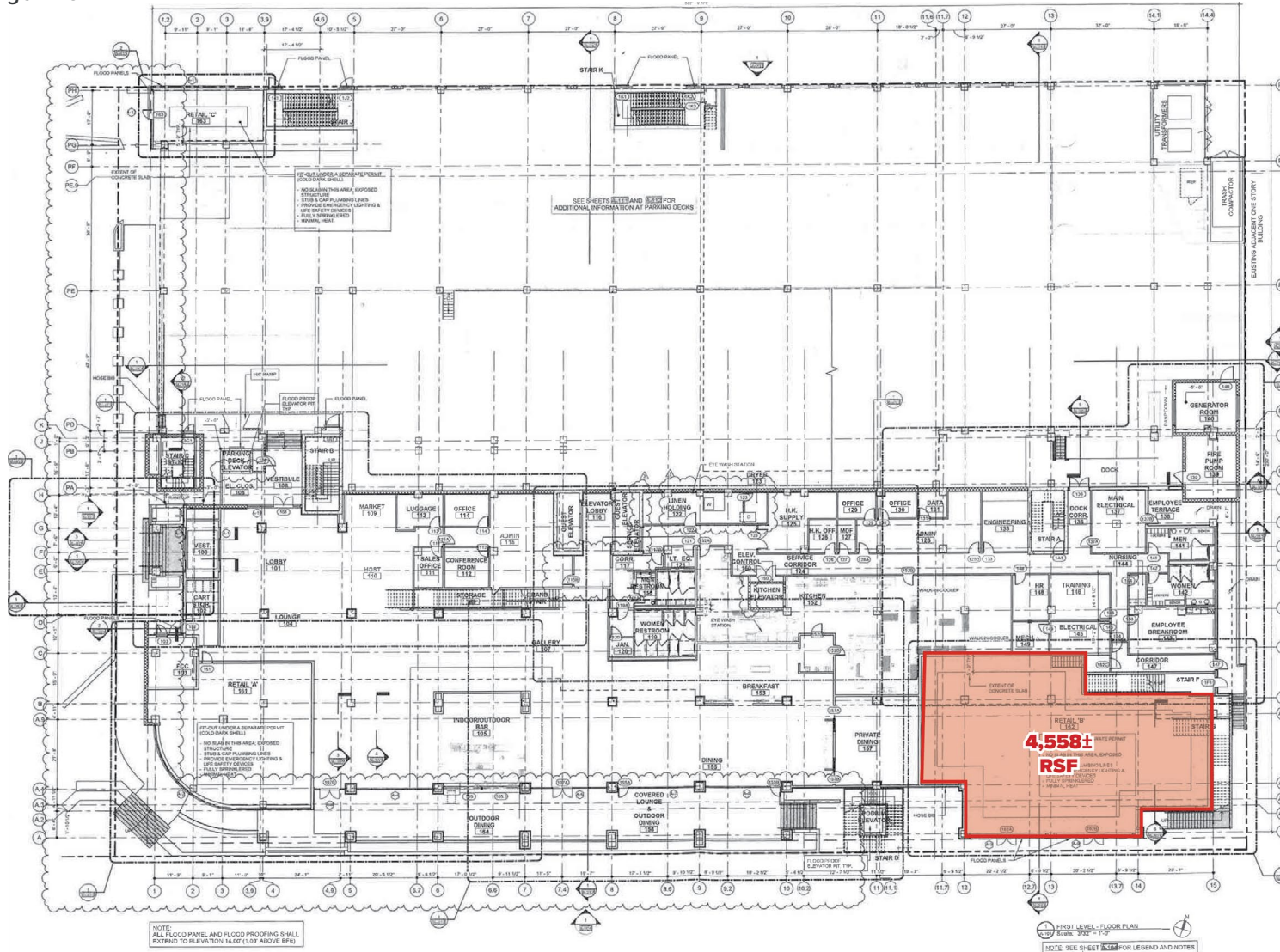
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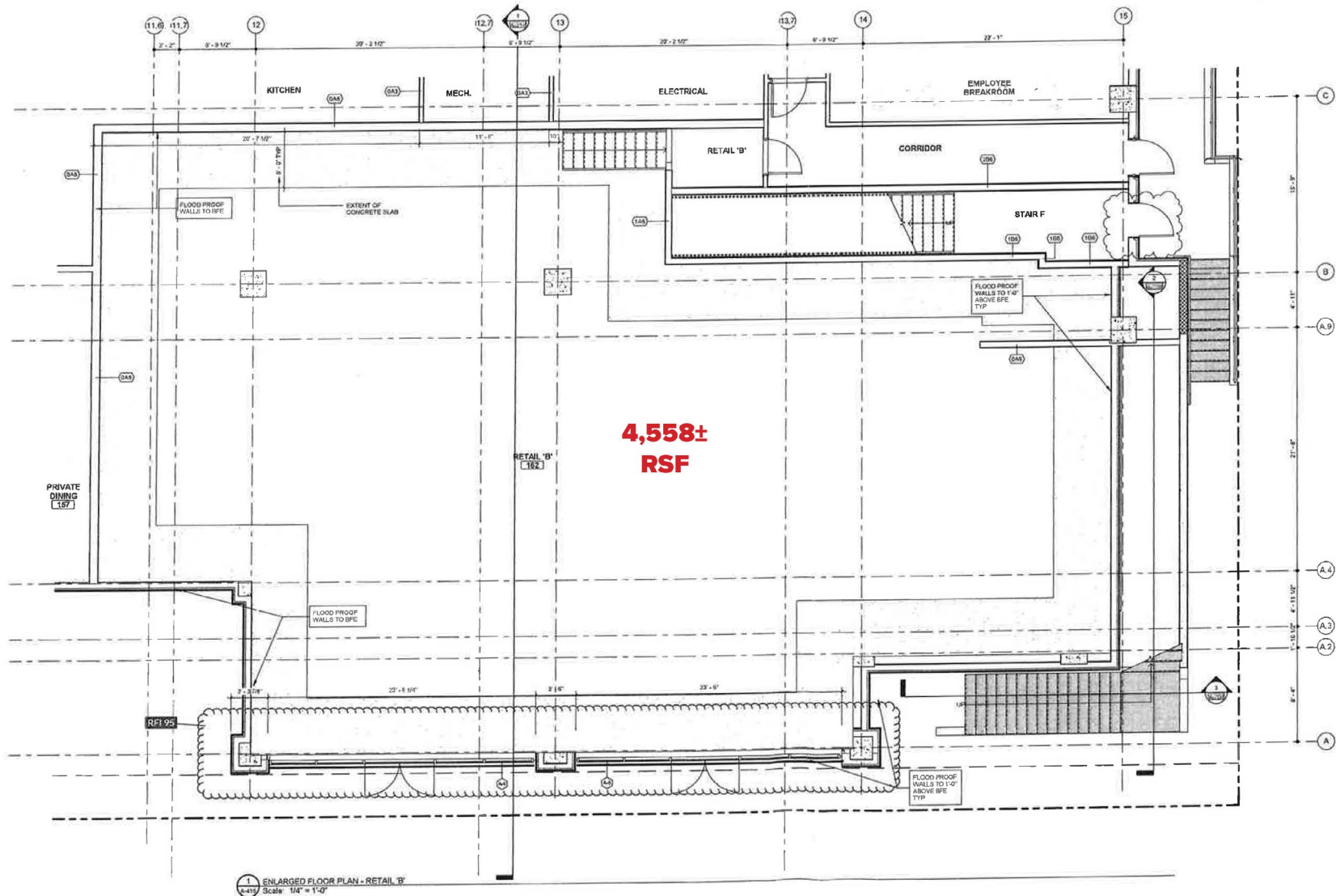
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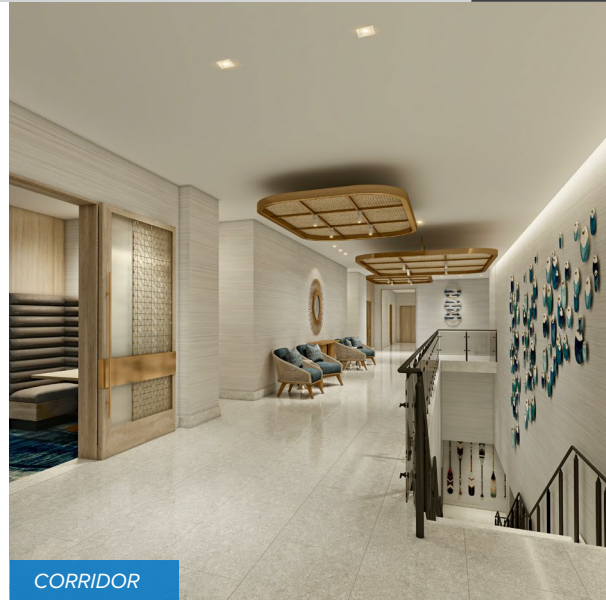
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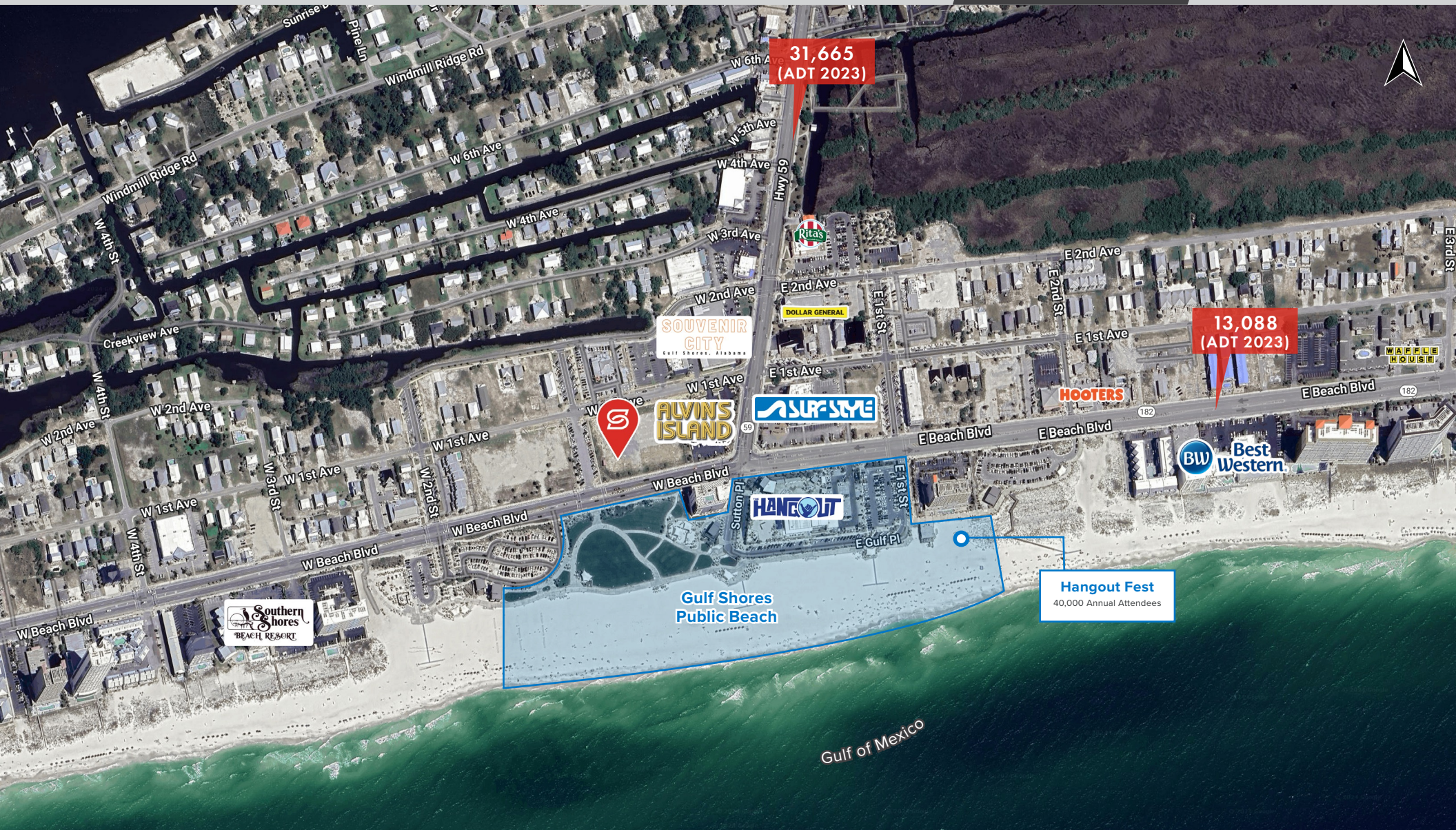
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BALDWIN COUNTY, ALABAMA TOURISM 2023 STATS



2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	6,671	12,172	31,083
Proj. Ann. Growth	2.7%	2.7%	2.8%
Avg. HH Income	\$81,185	\$81,811	\$90,306

