# stirling

#### JEFF BARNES, CCIM

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### STEADMAN BETHEA

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### RETAIL SPACE

EMBASSY SUITES HOTEL

112 W Beach Blvd, Gulf Shores, AL

**SUMMARY** 

#### 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 Starbuck'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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RETAIL SPACE

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SUMMARY

**KEY PLAN** 

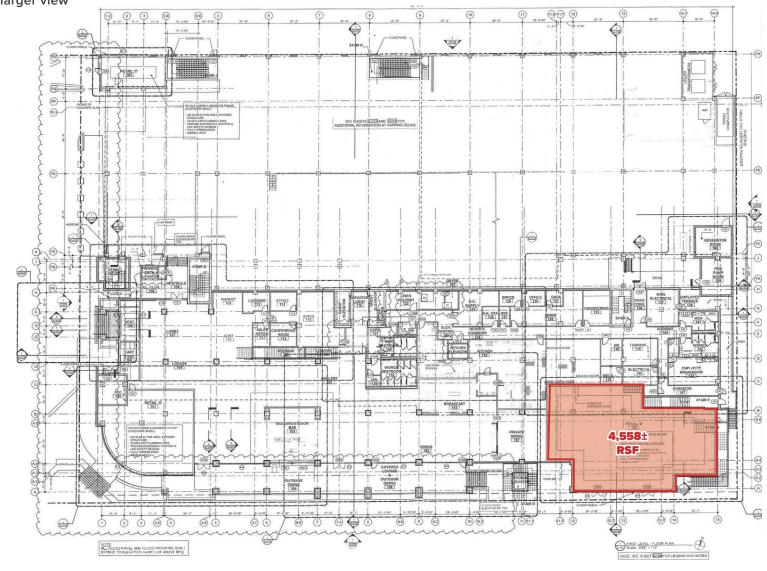
FLOOR PLAN

PROPERTY IMAGES

AERIAL

DEMOGRAPHICS

Click image to larger view





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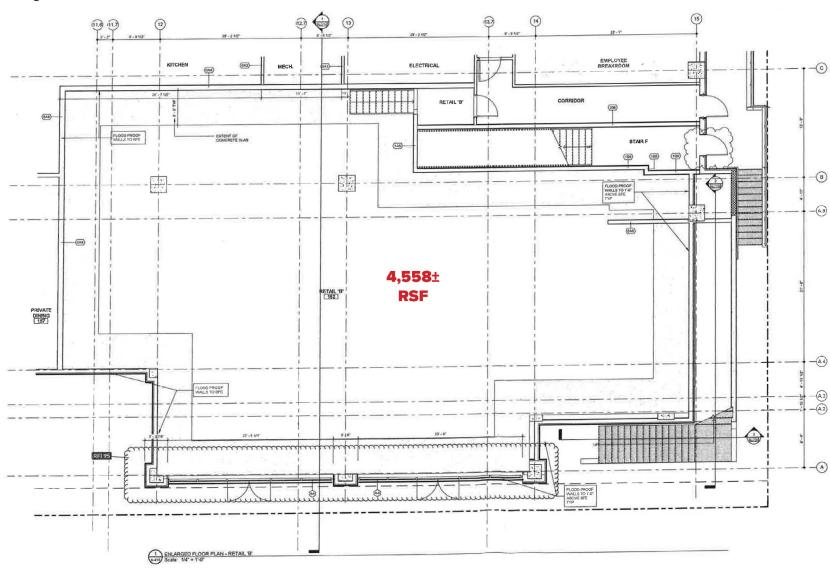
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PROPERTY IMAGES















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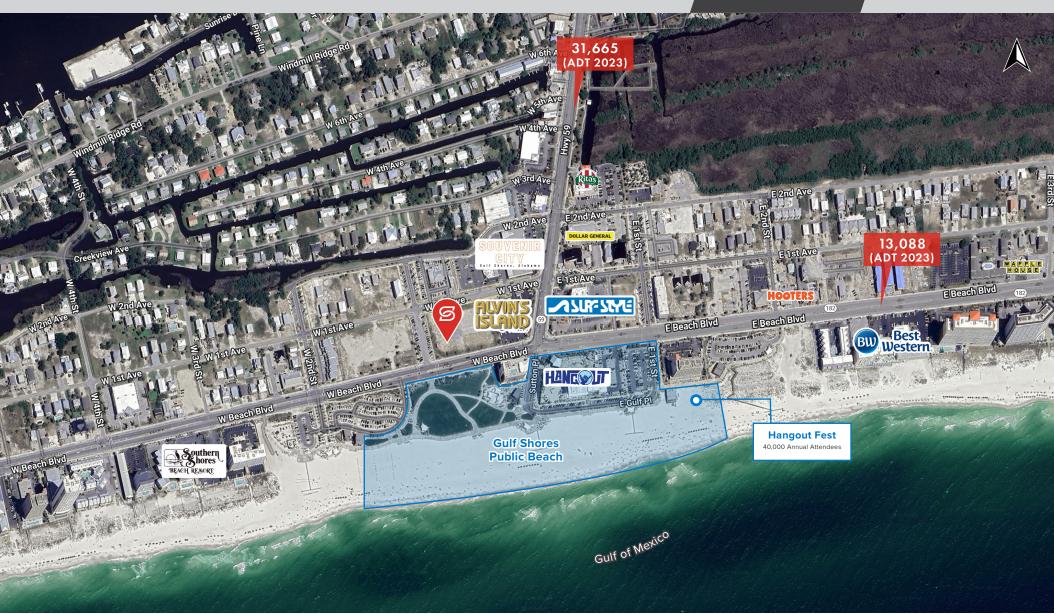
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**AERIAL** 









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### **BALDWIN COUNTY, ALABAMA TOURISM 2023 STATS**



#### **8.4M VISITORS**

21.9% INCREASE OVER 2019



### \$7.9B VISITOR SPENDING

**52.0% INCREASE OVER 2019** 



### **\$40M LODGING REVENUE**

**52.1% INCREASE OVER 2019** 

### **2024 DEMOGRAPHICS**

| J WIII   | IO WITH       | 13 WIII                   |
|----------|---------------|---------------------------|
| 6,671    | 12,172        | 31,083                    |
| 2.7%     | 2.7%          | 2.8%                      |
| \$81,185 | \$81,811      | \$90,306                  |
|          | 6,671<br>2.7% | 6,671 12,172<br>2.7% 2.7% |

5 MIN

**10 MIN** 

**15 MIN** 

