

***For Lease: Eastern Shore Plaza***

10200 Eastern Shore Boulevard | Spanish Fort, AL



**MARTIN SMITH, CCIM**  
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## For Lease

Eastern Shore Plaza  
Spanish Fort, AL

### Property Specifications

SPACE AVAILABLE

4,500-9,660 SF

OUTPARCELS AVAILABLE

1.02-2.15 AC

POTENTIAL FUTURE AVAILABILITY

15,000 SF

### Traffic Counts

|                          |            |
|--------------------------|------------|
| AL-181, adjacent to Site | 38,219 VPD |
| AL-181, S of Site        | 35,287 VPD |
| I-10, W of Site          | 64,199 VPD |
| US 31, N of Site         | 20,613 VPD |

Year: 2024 | Source: ALDOT

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### About the Property

- ±265,000 SF Power Center located in a high income area of Spanish Fort in Baldwin County, the fastest growing county in Alabama
- Co-tenancy includes Best Buy, Ashley Furniture, Ross Dress for Less, Old Navy, and more
- Located at the busy intersection of I-10 and Highway 181 Eastern Shore Plaza is centrally located with easy access to Mobile, Fairhope, Gulf Shores, and Pensacola.
- Convenient location and superb visibility to I-10 with over 63,000 VPD

### Join These Retailers







**Eastern Shore Centre**

belk LOFT Dillard's  
BARNES & NOBLE PREMIERE CINEMAS  
MEN'S WEARHOUSE Talbots SHOE STATION  
THE SOUTH'S LARGEST SHOE STORES

**Eastern Shore Plaza**

PET SMART COST PLUS WORLD MARKET  
five BELOW BEST BUY Ashley HOMESTORE  
Michaels ROSS DRESS FOR LESS OLD NAVY





### TENANT ROSTER

| UNIT   | TENANT                        | SF        |
|--------|-------------------------------|-----------|
| 100    | AVAILABLE                     | 4,500 SF  |
| 106    | Healthsource Chiropractic     | 1,800 SF  |
| 108    | SportClips                    | 1,600 SF  |
| 110    | PetSmart                      | 20,087 SF |
| 120    | Michael's                     | 21,360 SF |
| 130    | Best Buy                      | 30,981 SF |
| 140    | Ross Dress for Less           | 30,187 SF |
| 150    | Old Navy                      | 18,982 SF |
| 160    | CostPlus World Market         | 18,230 SF |
| 170    | America's Best                | 3,500 SF  |
| 175    | Kid 2 Kid                     | 4,000 SF  |
| 180    | Dollar Tree                   | 10,000 SF |
| 200    | South's Outpost               | 5,001 SF  |
| 210    | Ashley's Furniture            | 45,000 SF |
| 300    | Sola Salons                   | 4,468 SF  |
| 402    | Anytime Fitness               | 5,900 SF  |
| 406    | Doctor's Diet                 | 2,100 SF  |
| 500    | Hand & Stone Spa              | 3,200 SF  |
| 504    | Majestic Nails                | 1,600 SF  |
| 506    | Neuge Health & Wellness       | 1,600 SF  |
| 508    | GNC                           | 1,600 SF  |
| 600    | AVAILABLE                     | 9,660 SF  |
| 608    | FIVE BELOW                    | 12,750 SF |
| 602    | POTENTIAL FUTURE AVAILABILITY | 15,000 SF |
| Lot 17 | AVAILABLE                     | 1.02 AC   |
| Lot 18 | AVAILABLE                     | 1.13 AC   |



## Area Snapshot

### Population

|                                  | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Population        | 2,367  | 21,662  | 48,351  |
| 2030 Projected Population        | 2,612  | 23,868  | 53,275  |
| Proj. Annual Growth 2025 to 2030 | 1.99%  | 1.96%   | 1.96%   |

### Daytime Population

|                         | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| 2025 Daytime Population | 5,213  | 18,243  | 41,590  |
| Workers                 | 4,109  | 8,135   | 18,915  |
| Residents               | 1,104  | 10,108  | 22,675  |

### Income

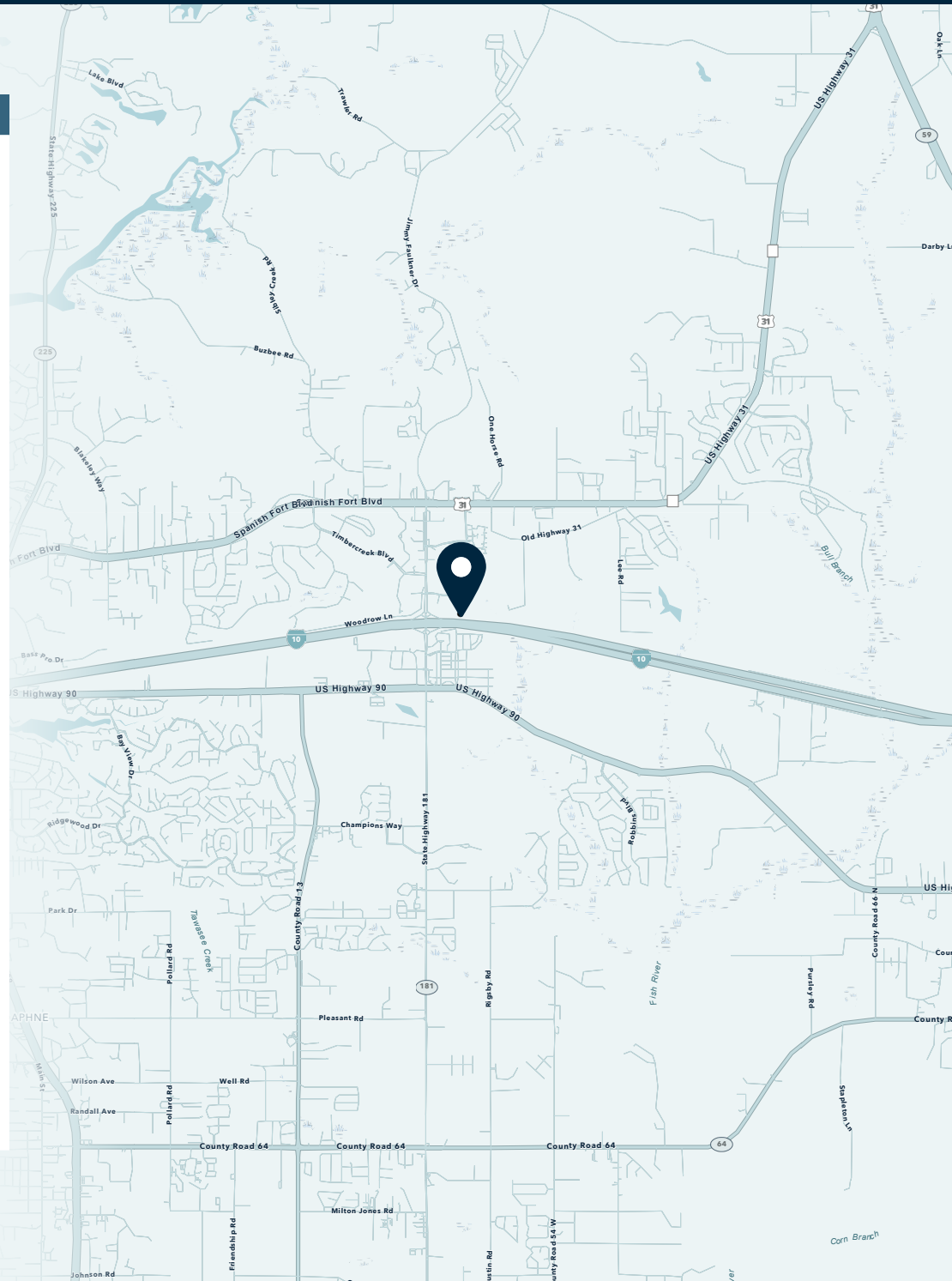
|                                    | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------------|-----------|-----------|-----------|
| 2025 Est. Average Household Income | \$124,433 | \$112,195 | \$111,604 |
| 2025 Est. Median Household Income  | \$102,787 | \$91,745  | \$89,292  |

### Households & Growth

|                                  | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Households        | 1,185  | 8,440   | 19,206  |
| 2030 Estimated Households        | 1,330  | 9,436   | 21,482  |
| Proj. Annual Growth 2025 to 2030 | 2.34%  | 2.26%   | 2.27%   |

### Race & Ethnicity

|                                             | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------------------|--------|---------|---------|
| 2025 Est. White                             | 82%    | 81%     | 80%     |
| 2025 Est. Black or African American         | 6%     | 7%      | 9%      |
| 2025 Est. Asian or Pacific Islander         | 3%     | 2%      | 2%      |
| 2025 Est. American Indian or Native Alaskan | 0%     | 0%      | 1%      |
| 2025 Est. Other Races                       | 9%     | 9%      | 9%      |
| 2025 Est. Hispanic (Any Race)               | 5%     | 5%      | 5%      |



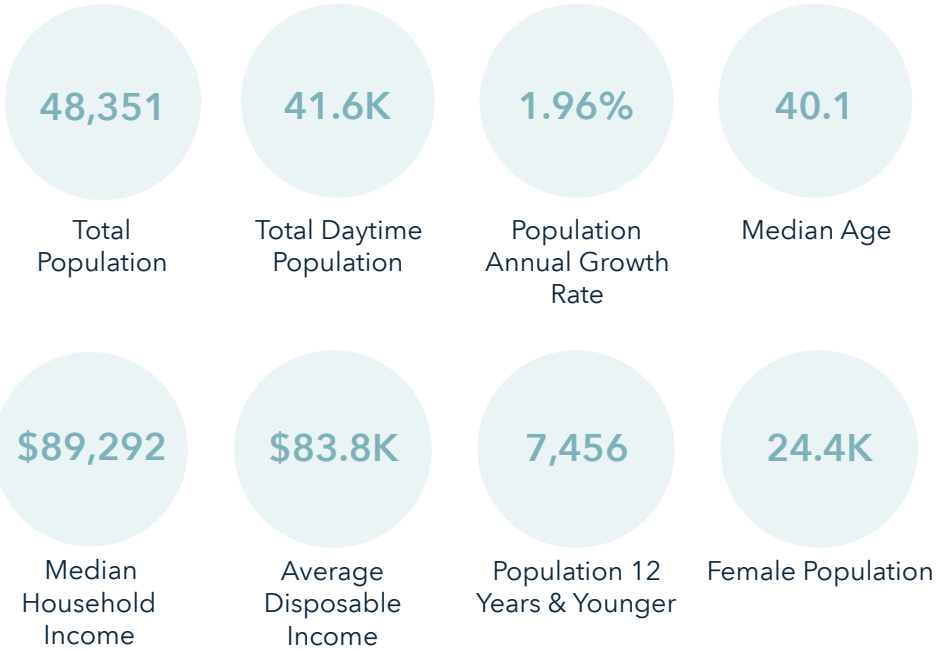
**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



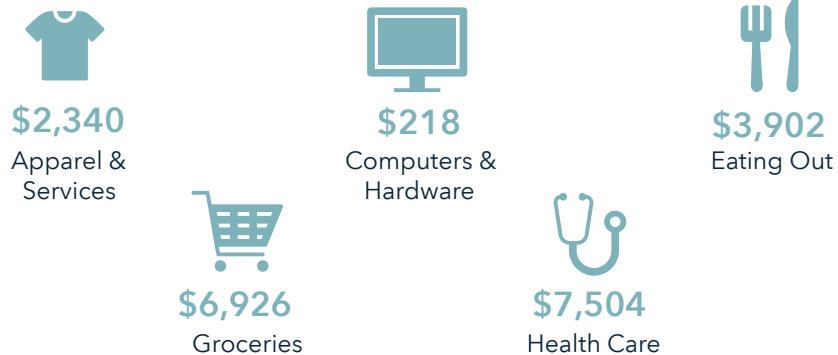


## Ring of 5 Miles

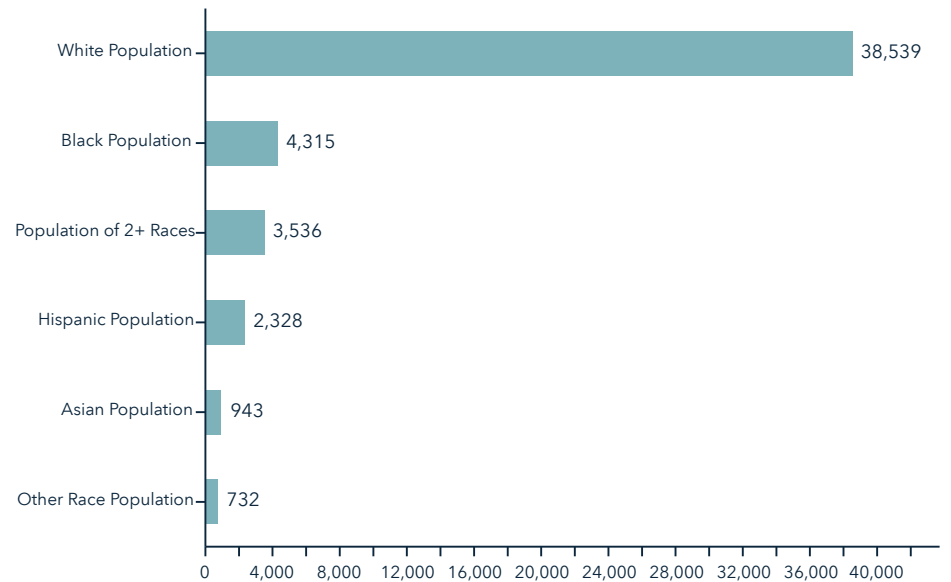
### Key Facts



### Annual Household Spending



### Business & Housing Stats

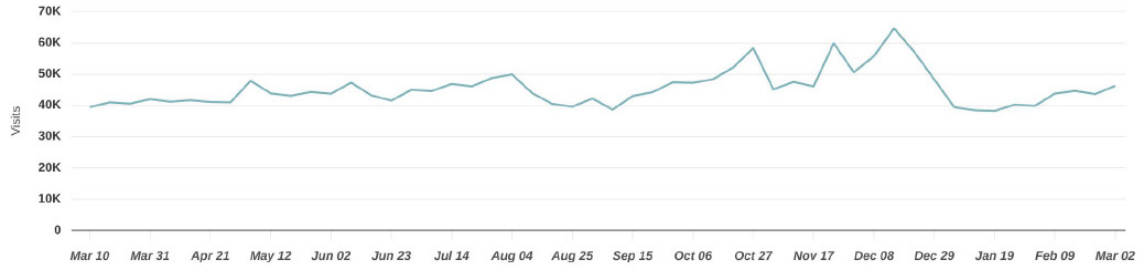




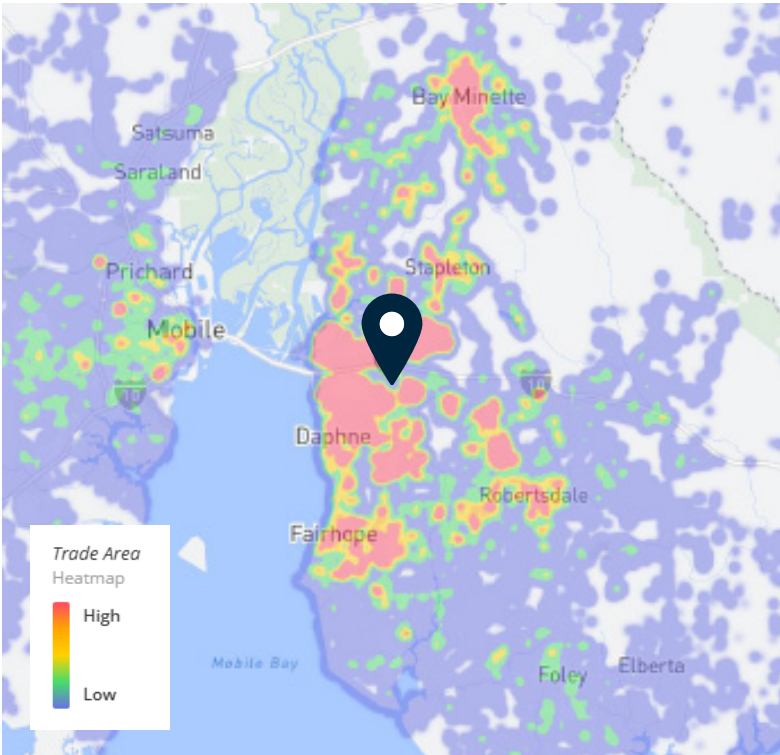
## Data for 03/09/2025 - 03/08/2026



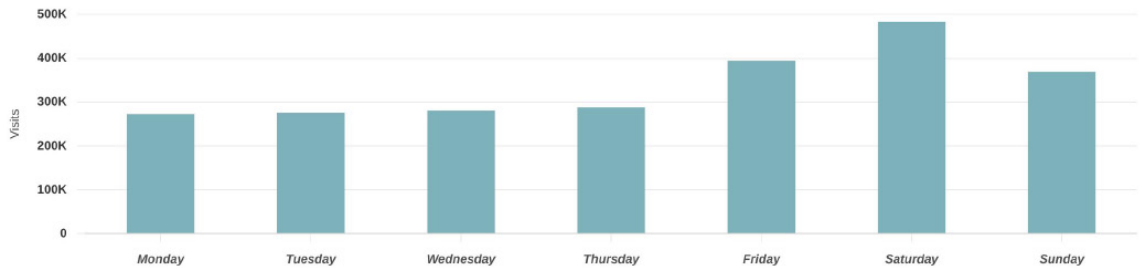
### VISITS TREND



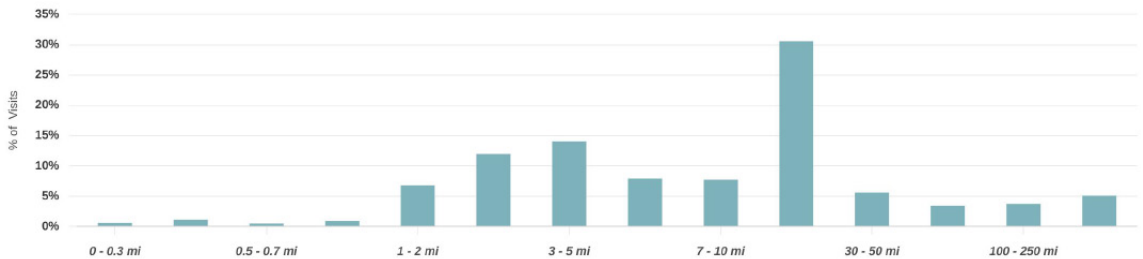
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





## About Spanish Fort, AL

Spanish Fort, Alabama is a rapidly growing community along the eastern shore of Mobile Bay in Baldwin County, just across from Mobile and positioned along Interstate 10. Its strategic location provides excellent connectivity to Mobile, Pensacola, and the broader Gulf Coast, while strong schools, scenic surroundings, and a high quality of life continue to attract new residents.

As one of Alabama's fastest-growing communities, Spanish Fort has emerged as a key retail and service destination for the eastern Mobile Bay area and Baldwin County. Strong population growth, affluent households, and ongoing residential development create a thriving consumer base, making the city an attractive location for new retail, restaurant, and service businesses.

### WHY SPANISH FORT?

*It is located in Baldwin County, one of the fastest-growing counties in Alabama.*

## Spanish Fort by the Numbers

±11,500

**RESIDENTS**

in Spanish Fort with steady growth

230,000+

**RESIDENTS BALDWIN COUNTY**

one of the fastest-growing in Alabama

\$100,000+

**MEDIAN HH INCOME**

in Spanish Fort, AL

±430,000

**POPULATION IN MOB MSA**

supporting a regional customer base

1-10

**IMMEDIATE ACCESS**

connecting Mobile, Pensacola, and the Gulf Coast

30 min

**TO GULF COAST BEACHES**

and major tourism destinations



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**SRS REAL ESTATE PARTNERS**

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