

Publix #1400 - Eastern Shore Commons

10179 Eastern Shore Drive
Spanish Fort, AL 36527
Lat 30.672, Long -87.847

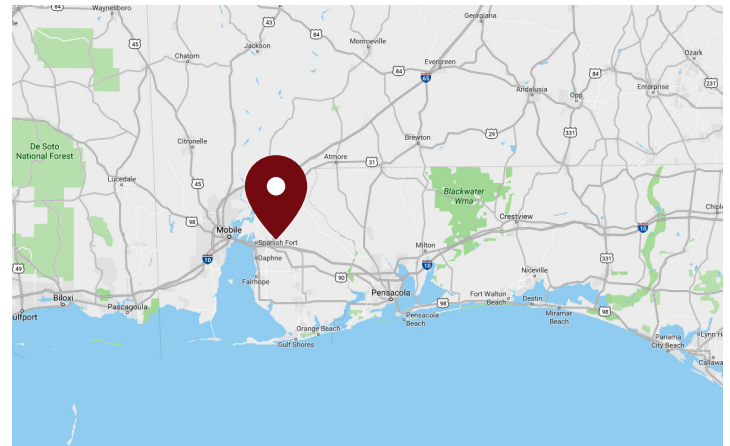
FOR LEASE



1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Mobile MSA / Baldwin County
- Publix-Anchored Center
- Centrally Located Just 10 Miles from Historic Downtown Mobile, 30 Minutes from Pensacola, FL
- Located in an Area of Continued Development of New Neighborhoods and Retail Shopping, as well as Substantial Regional Growth, Due Largely to New World-Class Industries and Businesses Choosing to Locate in the Area
- Traffic Count: 10,570 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,429	21,666	48,351
Daytime Population	5,248	18,245	41,595
Total Households	1,207	8,441	19,206
Avg. HH Income	\$124,563	\$112,195	\$111,604

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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505 Cloverdale Road, Suite 103, Montgomery, AL

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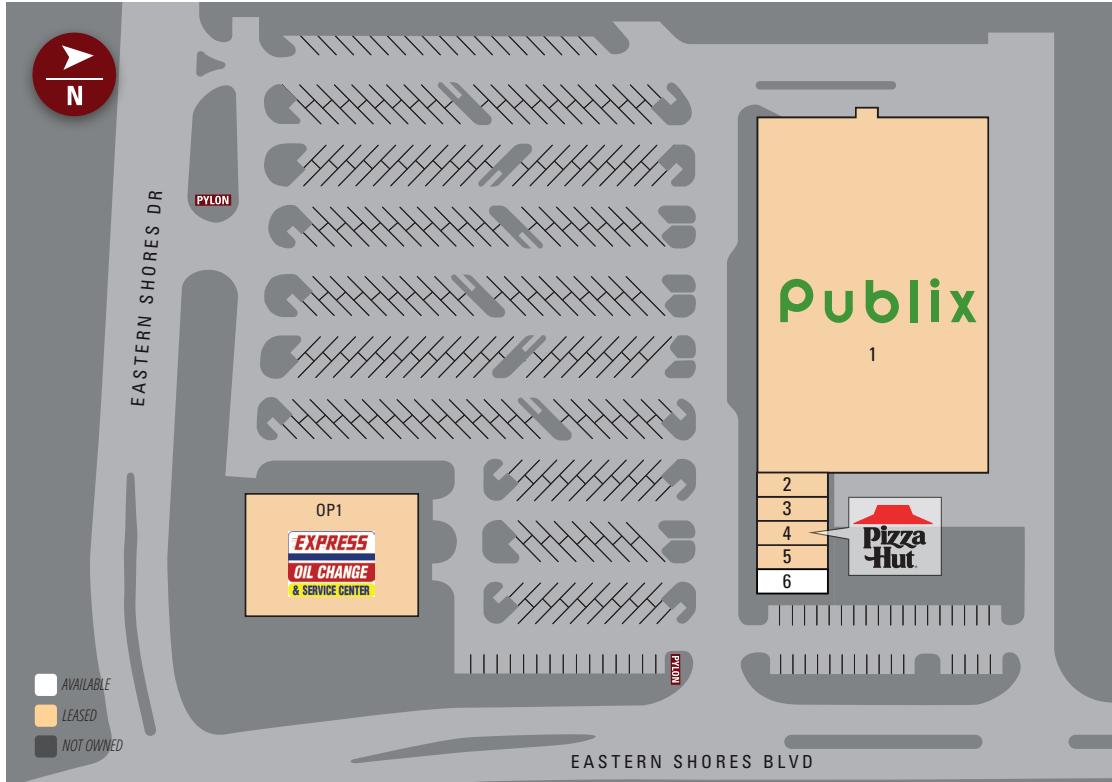


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SITE PLAN



Suite	Tenant	Size
1	Publix	54,340
2	Lovely Nails	1,200
3	Malbis Chiropractic	1,200
4	Pizza Hut	1,200
5	Ohana Poke Restaurant	1,200
6	AVAILABLE	1,200
OP	Express Oil	±1 AC

TOTAL 60,340



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	229,656
Sunday	214,086
Friday	204,330

OF VISITS

TOP 3 HOURS

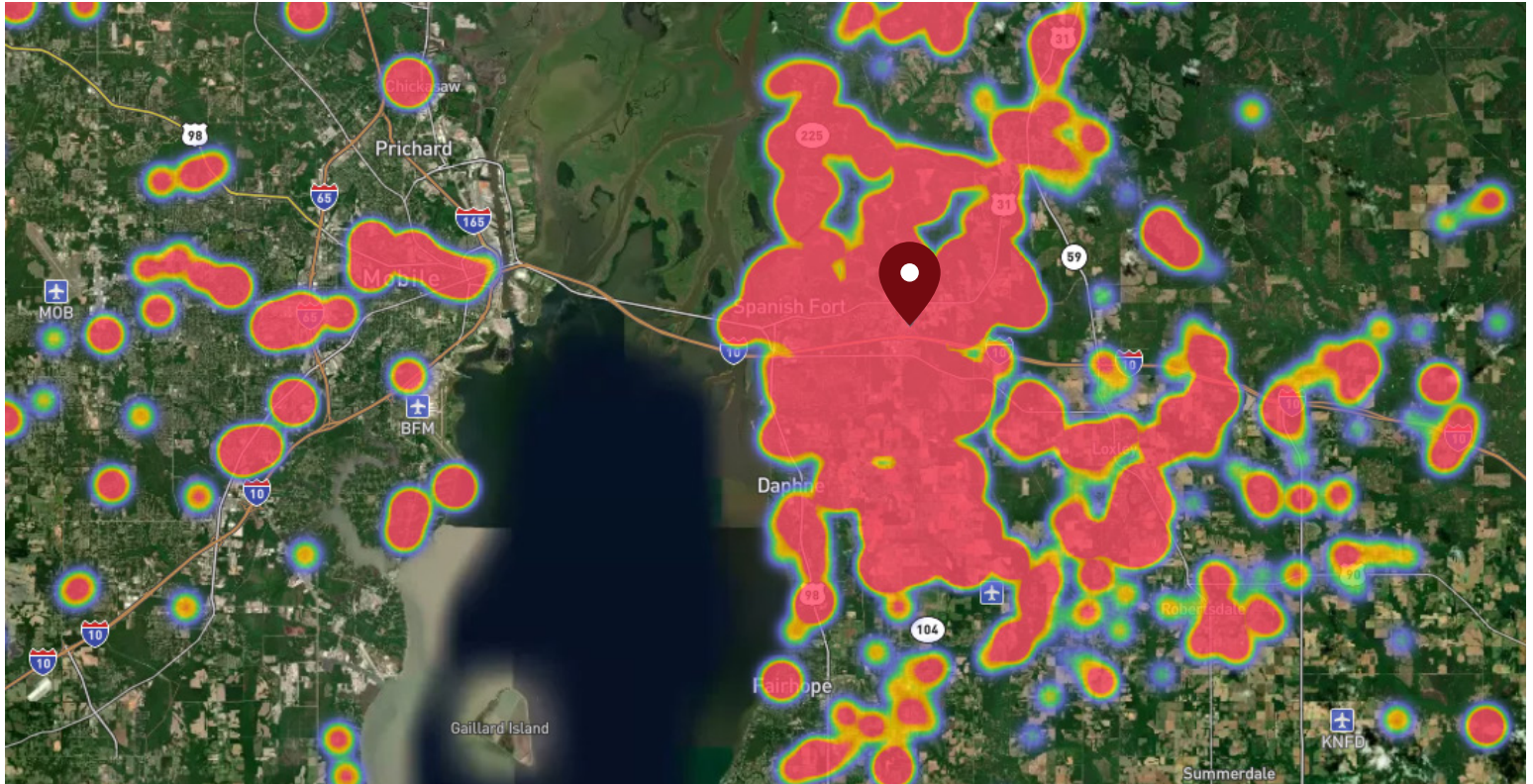


5-6 PM	218,724
4-5 PM	216,039
3-4 PM	193,933

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) January 1, 2025 - December 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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