

# RETAIL & RESTAURANT SPACES FOR LEASE

## SPANISH FORT TOWN CENTER

Visibility from I-10 | Access from Highway 90 | Spanish Fort, Alabama



- Large power center with visibility from I-10
- Anchored by Bass Pro Shops, Cavender's Western Outfitter, Kohl's, & La-Z-Boy
- Ideal location for office, retail, or restaurant
- Several suites available for lease
- Located directly on Highway 90 with visibility from I-10 and Highway 98
- Area retailers include Dick's Sporting Goods, Ulta, Petco, Hobby Lobby, TJ Maxx, The Fresh Market, Home Depot & more

Join Bass Pro Shops, Cavender's Western Outfitter, La-Z-Boy, Kohl's, and other national and regional tenants at **Spanish Fort Town Center**. This unique ±448,000 SF power center contains retailers, restaurants, office users, hospitality and multi-family housing, and saw over 1,500,000 visits in 2023, *per Placer.ai*. Additionally, **The Fort Container Park** provides lively entertainment with multiple playgrounds, a splash pad, 6 pickleball courts, pavilion, and an eclectic collection of food & drink options. Excellent location surrounded by three main thoroughfares (I-10, Hwy 90, & Hwy 98) with combined traffic counts surpassing 100,000 vehicles per day, and unrivaled visibility from Interstate 10. Signalized entrance on US Highway 90 also provides direct access to and from I-10. Retail, restaurant, and office spaces available for lease in **Spanish Fort Town Center**.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

# Site Plan and Property Details



## SUMMARY INFORMATION

**Anchor:** Bass Pro Shops, Kohl's, La-Z-Boy, Cavender's Western Outfitter, and Urban Air Trampoline Park

**Availability:**

- E-300 ±1,400 SF - ±9,604 SF
- E-300 ±1,750 SF - ±15,350 SF
- 21500 ±5,000 SF (Expansion Potential)
- E-102 ±1,614 SF - ±4,800 SF

**GLA:** ±448,000 SF

**Total Land Size:** ±230 AC

**Lease Terms:** NNN

**Lease Rate:** \$16.00 PSF

## BALDWIN COUNTY MARKET

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Gulf Coast region alone accounts for over 1/3 of Alabama's tourism revenue. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5).

The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 31.3% from 2010-2021. A staggering 96% of Baldwin County's growth is due to incoming migration. Additionally, the Daphne-Fairhope-Foley MSA is third in the nation for job growth from 2020-21, growing at a rate of 10.3%, according to the Bureau of Labor Statistics.

In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is expected to see a substantial growth of 65.1% from 2010-2040. Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous county. Baldwin County ranks among Alabama's top 5 Counties for business growth, GDP growth, new building permits and business investment.

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**Building E-800**  
±1,400 - ±9,604 SF Available



**Building E-300**  
±1,750 - ±15,350 SF Available

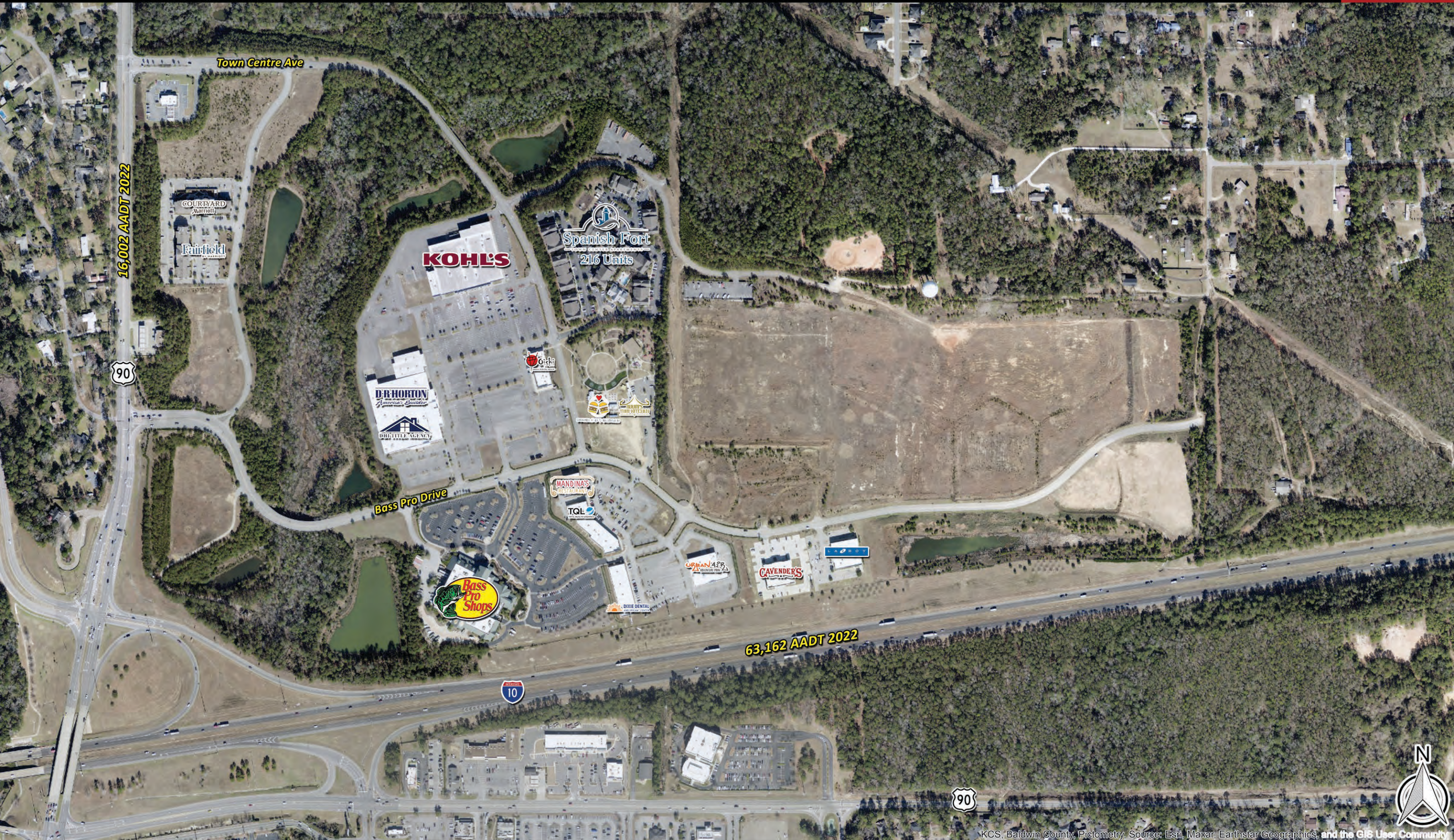


**Building 21500**  
±5,000 SF Available (Will Expand)



**Building E-100**  
±1,614 - ±4,800 SF Available

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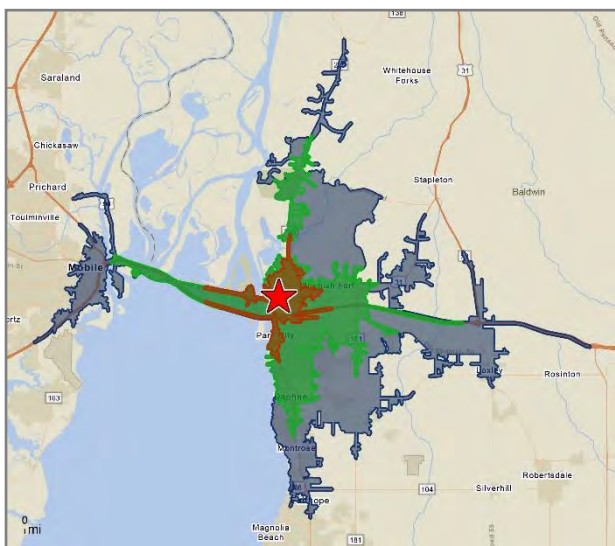
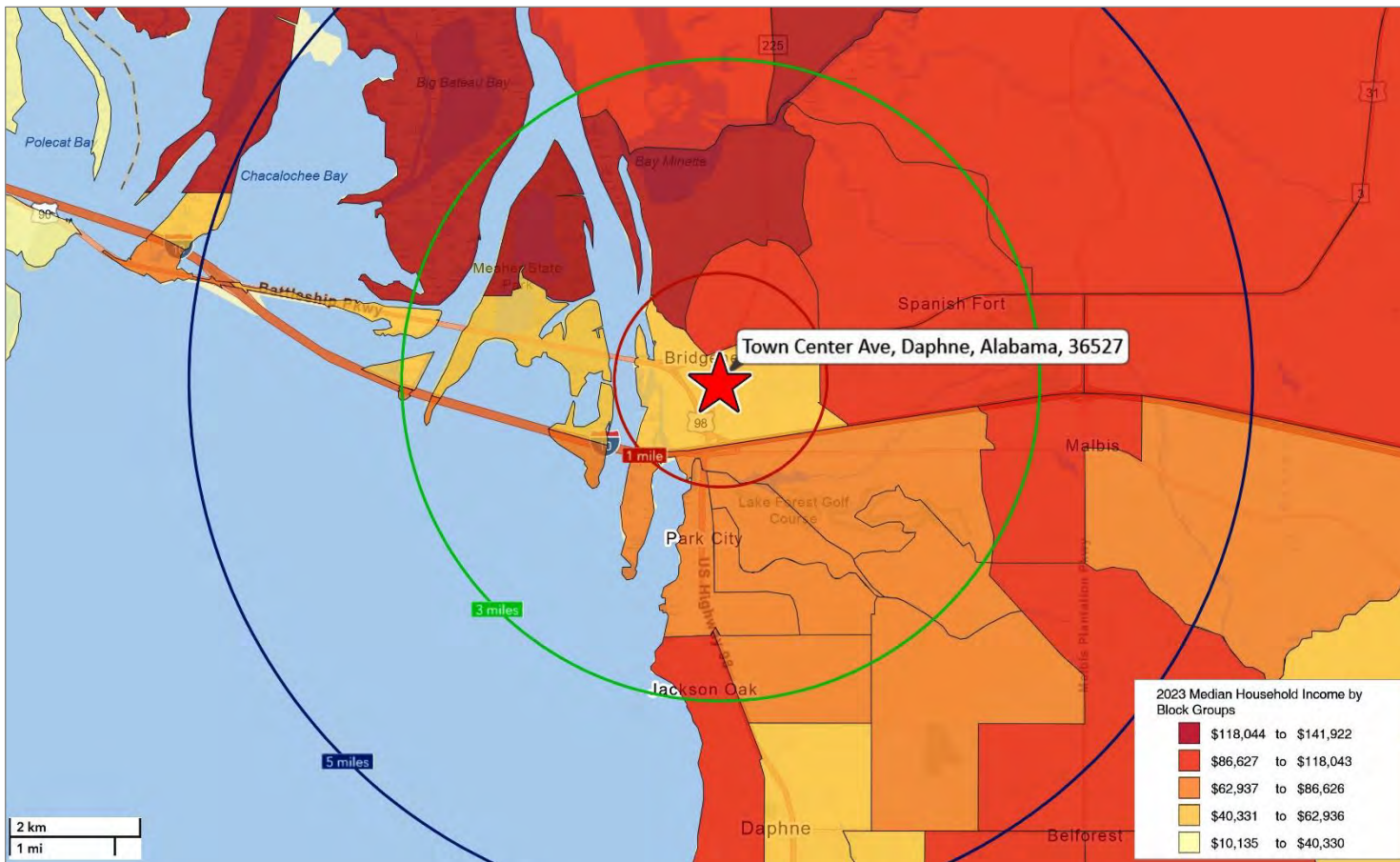
KCS, Baldwin County, Pictometry, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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# Median Household Income, Site Map and Demographics

FOR LEASE | SPANISH FORT TOWN CENTER | SPANISH FORT, AL 36527



2023 Demographics	5 min	10 min	15 min
Total Population	5,574	25,902	65,485
Median Age	47.8	43.7	41.5
Largest Median Age Group	55-64	55-64	55-64
Annual Population Growth Projection for 2023-2028	0.55%	0.77%	0.98%
Total Daytime Population	6,823	27,188	72,279

Households & Income	5 min	10 min	15 min
Total Households	2,374	10,581	25,549
Average Household Size	2.25	2.41	2.49
Median Household Income	\$82,390	\$81,062	\$77,335

Housing & Value	5 min	10 min	15 min
Owner Occupied Houses	66.1%	71.4%	62.4%
Renter Occupied Houses	23.3%	21.2%	26.6%
Average Home Value	\$306,968	\$324,445	\$336,365

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