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SPANISH FORT TOWN CENTER

Bass Pro Shops

Bass Pro Drive, Spanish Fort, AL

SUMMARY

SHE PLA

RETAIL

PROPERTY HIGHLIGHTS

Interstate Frontage

Prominent Sign Bands High Traffic Counts

Competitive Rates

• Easy Access

Zoned B-3

MIXED-USE

MPETITION

DEMOGRAPHICS

LAND FOR SALE OR LEASE

AREA OVERVIEW

In the last decade, Spanish Fort has become a popular place to live. A superior quality of life, and top performing school systems, together contribute to make Spanish Fort a desirable community for families and new businesses alike. Spanish Fort Town Center caters to high-income earners who want to take advantage of the unique combination of amenities that the region offers, such as a superior retail and entertainment experience, and ease of access. Spanish Fort is bisected by Interstate 10, the major thoroughfare in the region, allowing for easy commuting throughout the Mobile MSA. This 230-acre, 447,748 square foot development includes retail space, restaurant sites, hotels, a multi-family component, and land for future commercial development.

VISITORS (PLACER.AI 2023)

- Spanish Fort Town Center: 125K Avg Monthly Visits & 1.5M Visits over Last 12 Months
- Bass Pro Shops: 57.6K Avg Monthly Visits & 691.4K Visits over Last 12 Months
- The Fort Container Park: 3.7K Avg Monthly Visits & 45.2K Visits over Last 12 Months

AVAILABLE LAND

 Large Pads with Built to Suit Opportunities
> 0.94 - Up to 25 AC

TRAFFIC COUNTS (ADT 2021)

- On Highway 98, at site entrance: 43,667
- On I-10, west of site: 69,230

JOIN THIS LINEUP

Anchors: Bass Pro Shops, Kohl's, Cavender's, La-Z-boy, Urban Air, D.R. Horton

In-Line Tenants: Oishi, Dixie Dental, TQL, Mandina's Restaurant

The Fort Container Park: Double D's Burger, Beakers Coffee, Sno Biz, Boom's Thai Kitchen

Citicor Outdoor Vonde



DEVELOPED AND MANAGED BY:



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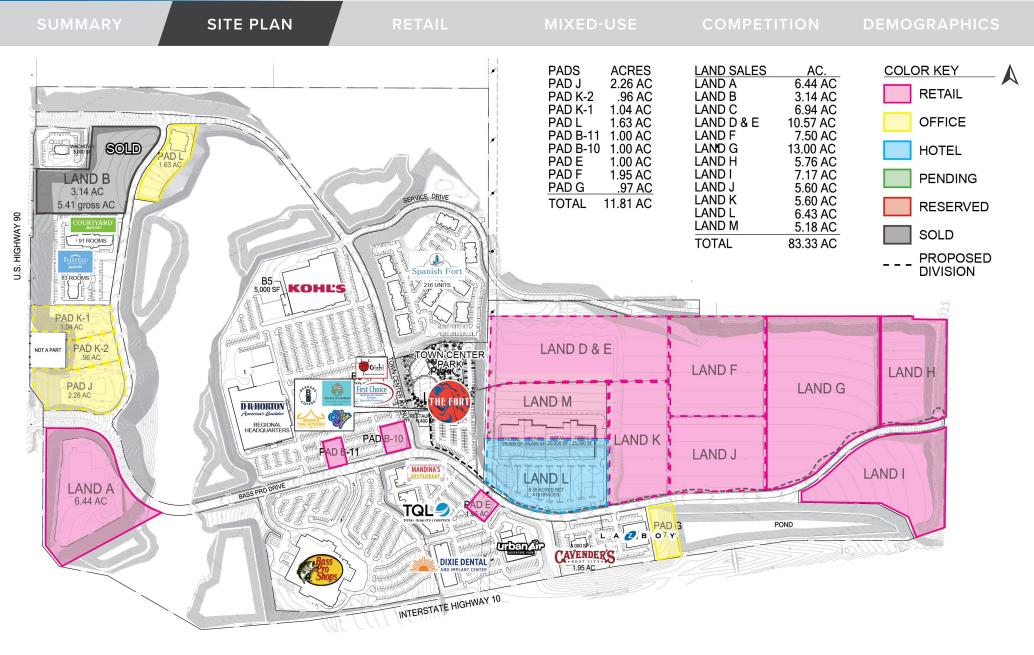
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SUMMARY

SITE PLAN





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MIXED-USE

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ENTERTAINMENT

Town Center Park is made up of 3.5 acres featuring:

- Large pavilion and live performance area
- Splash Pad
- **Exercise Areas**
- Horseshoe Pits
- **Playground Equipment**





MULTI-FAMILY

Spanish Fort Town Center Apartments include 216 one-bedroom and twobedroom apartments featuring:

- hardwood-style flooring
- granite countertops
- stainless steel appliances
- upgraded lighting and hardware throughout

OUTDOOR DINING

The Fort Container Park is a 1.8 acre restaurant venue comprised of:

- 8 repurposed shipping containers that come together to create a vibrant, yet casual dining and entertainment hangout situated adjacent to Town Center Park
- Many eclectic eateries and bars featuring an assortment of craft brews, wine, and cocktails
- A small performance area





HOSPITALITY

Courtyard by Marriott

91 Room, AAA rated Three Diamond, newly-renovated hotel includes deluxe amenities such as free high-speed Wi-Fi, comfy bedding, mini-fridge, and coffeemaker.

Fairfield by Marriott

83 Room, AAA rated Three Diamond designation, hotel. All guestrooms feature smart amenities such as free Wi-Fi, LCD TVs, mini-fridge, and work desk. Studio Suites also offer a separate living room with sofa bed and sleeping area.

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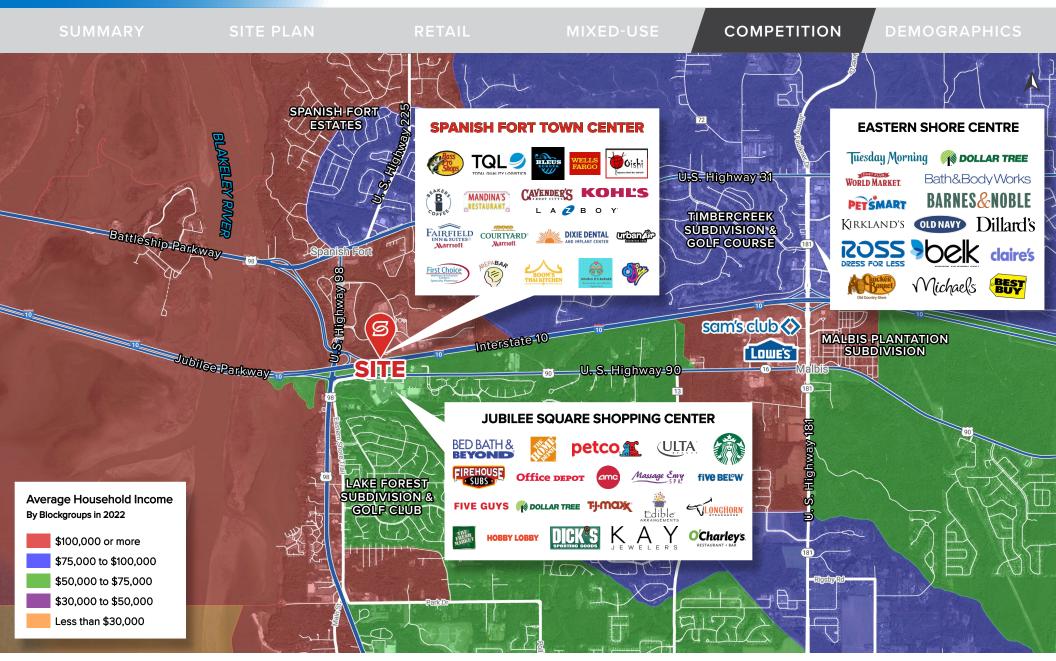
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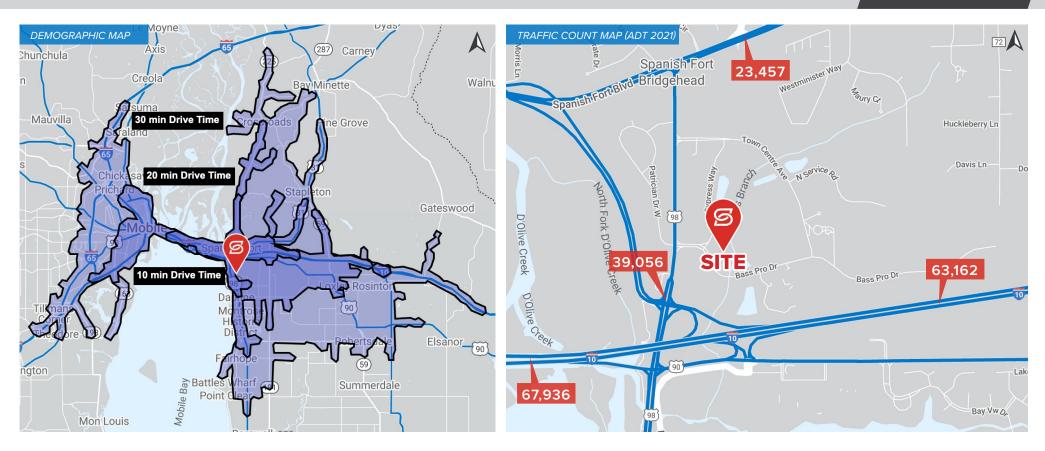
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RETAIL

MIXED-USE

OMPETITION

DEMOGRAPHICS



2023 DRIVETIME DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN		10 MIN	20 MIN	30 MIN		10 MIN	20 MIN	30 MIN
POPULATION	16,875	92,184	245,533	AVG. HH INCOME \$1	32,234	\$91,921	\$88,349	HOUSEHOLDS	6,310	35,769	96,942

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