

RETAIL SPACE FOR LEASE IN FOLEY, ALABAMA

Foley Square / Riviera Square | US Highway 59 | Foley, Alabama



- Shopping Center anchored by Publix, Ross, Academy, PetSmart, TJ Maxx, Marshall's and Home Goods & Ulta
- Area Retailers include GAP, Old Navy, Hobby Lobby, Kirkland's, Big Lots, etc.
- ±10,027 SF of retail space available
- Located near the Intersection of Highway 59 & County Road 20 in Foley, Alabama
- Traffic Counts in front of site are 34,769 VPD as of 2022

Retail space available For Lease in Foley Square and Riviera Square in Foley, Alabama. Located near the intersection of Highway 59 and County Road 20, traffic counts at the site are 34,769 as of 2022. Foley Square and Riviera Square boast an ideal retail location in the fastest growing county in Alabama, and the 7th fastest growing in the US. Property has amazing visibility, ease of access and premium national tenants. Three signalized entrances on Highway 59, and cross access with Walmart Supercenter parking lot also provide quick and easy access to the center from Baldwin County's most traveled thoroughfare.



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.

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SUMMARY INFORMATION

Address:	2524 S McKenzie St (Highway 59)
Available Space:	±10,027 SF
Curb Cuts:	4 on Highway 59 2 on side streets
Signalized Entrances:	3 on Highway 59
2022 Traffic Counts:	34,769 VPD on Highway 59
Year Built:	2018
Zoning:	Commercial
Anchor Tenants:	Publix, Marshalls, Home Goods, Ulta, Five Below, PetSmart, Ross and Academy
For Lease:	\$18.00 PSF

FOLEY MARKET OVERVIEW

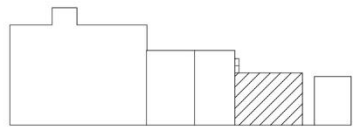
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3 of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. 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 58% since 2000.

In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is the fastest growing county in the State, expected to see a substantial growth of 65.1% from 2010-2040. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5). Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous state. Baldwin County ranks among Alabama's top 5 Counties for business growth, GDP growth, new building permits and business investment.

Foley / Gulf Shores tourists report an Average Household Income of \$93,000 per year & enjoy a longer length of stay. Located only 7 mi North of Gulf Shores & Orange Beach, Alabama. Foley is the 4th safest city in Alabama, according to backgroundchecks.org (2019). Foley has seen a 46% increase in tourism to 6.8 million visitors annually since 2010

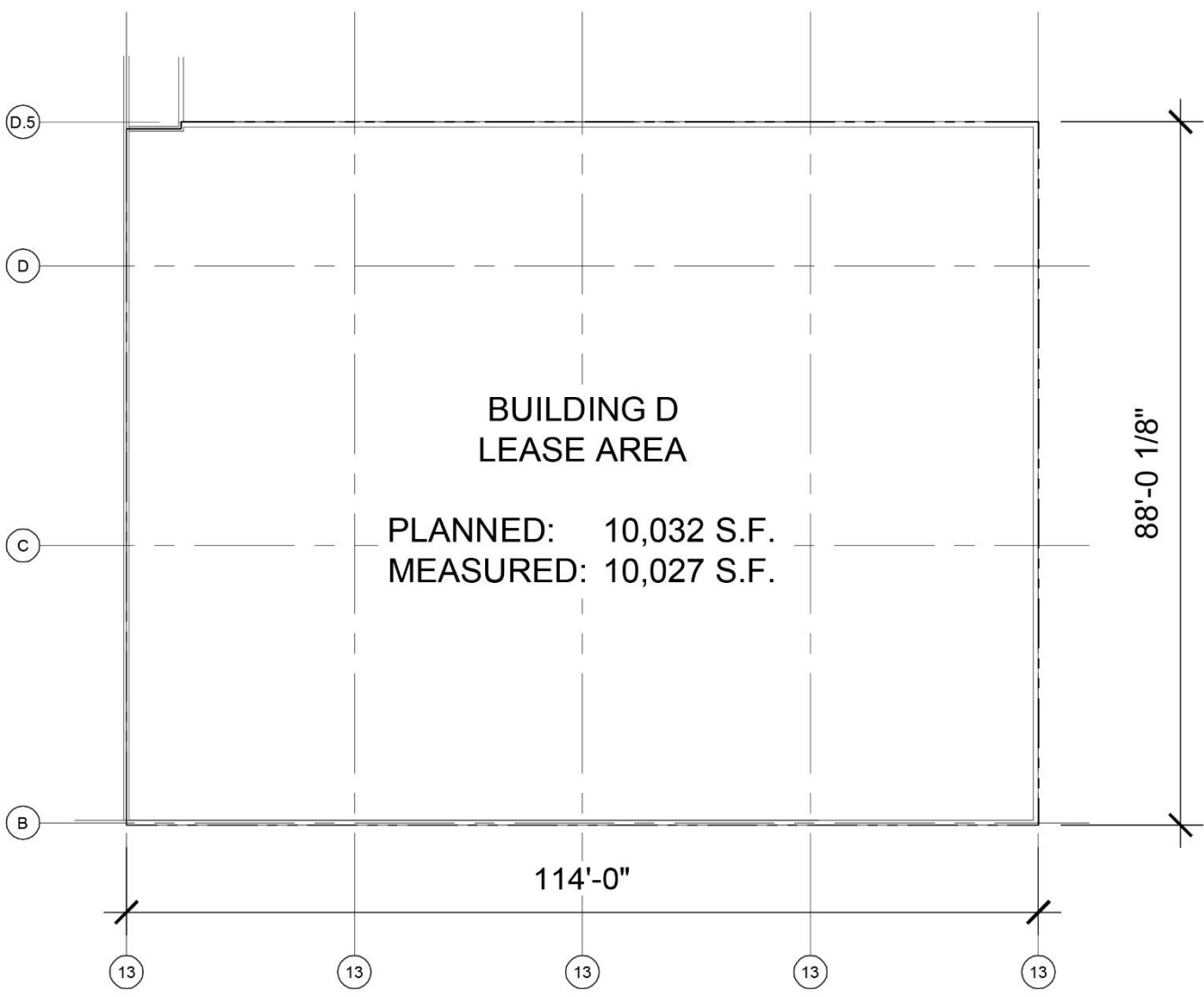


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KEY PLAN

SCALE: N.T.S.



AREA VERIFICATION PLAN

SCALE: 1" = 20'-0"

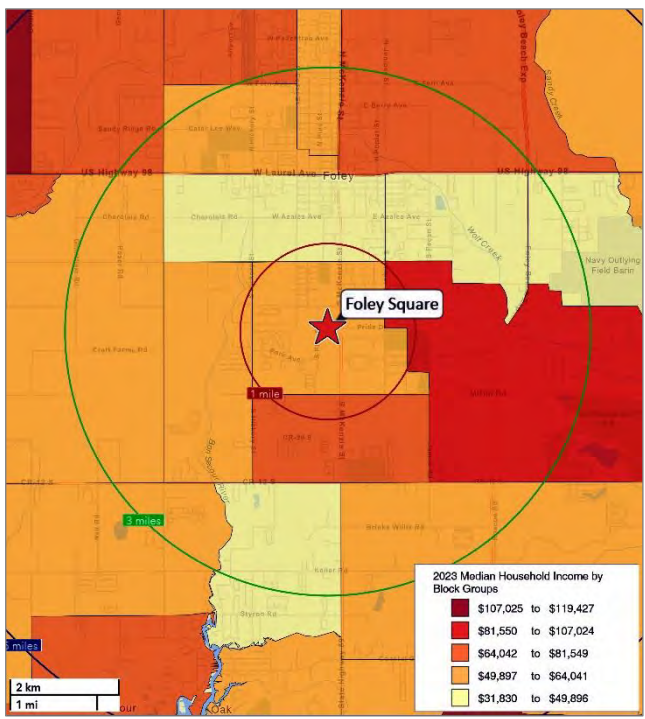


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Drone Photo and Demographics

RETAIL SPACE FOR LEASE | FOLEY SQUARE / RIVIERA SQUARE | FOLEY, ALABAMA



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	3,977	20,207	42,202
Median Age	38.2	41.3	42.0
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2023-2028	0.31%	0.98%	1.09%
Total Daytime Population	6,665	23,261	38,880

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,745	8,544	17,927
Average Household Size	2.28	2.35	2.34
Average Household Income	\$61,524	\$66,693	\$73,123

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	50.3%	60.0%	63.6%
Renter Occupied Houses	39.2%	27.4%	23.8%
Median Home Value	\$254,128	\$240,275	\$250,532



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