



**FOR LEASE**

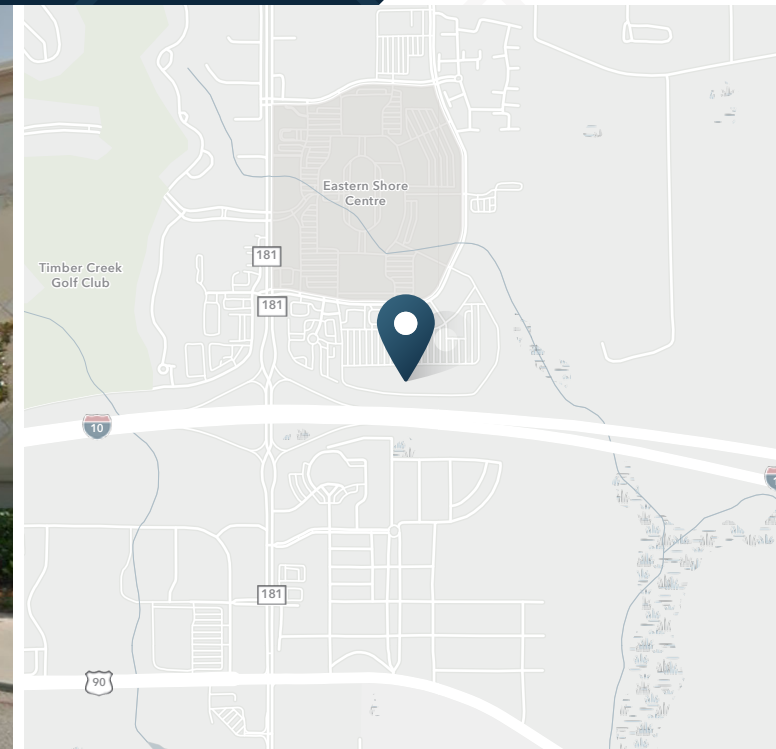
## Eastern Shore Plaza

10200 Eastern Shore Boulevard | Spanish Fort, AL 36527



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4,500-9,660 SF

Available

1.02-2.15 AC

Land Available

15,000 SF

Potential Future Availability

## ABOUT THE PROPERTY

- ±265,000 SF Power Center located in 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

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,367	21,662	48,351
Average HH Income	\$124,433	\$112,195	\$111,604
Total Daytime Population	5,213	18,243	41,590
Year: 2025   Source: Esri			

## TRAFFIC COUNTS

AL-181, adjacent to Site	39,030 VPD
AL-181, S of Site	35,240 VPD
I-10, W of Site	63,093 VPD
Hwy 90, SE of Site	11,835 VPD

Year: 2023 | Source: ALDOT

## CONTACT

Martin Smith, CCIM

205.776.6151

[martin.smith@srsre.com](mailto:martin.smith@srsre.com)



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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	Neuage Health & Wellness	1,600 SF
508	GNC	1,600 SF
600	AVAILABLE	9,660 SF
608	AT LOI	12,750 SF
602	POTENTIAL FUTURE AVAILABILITY	15,000 SF
Lot 17	AVAILABLE	1.02 AC
Lot 18	AVAILABLE	1.13 AC



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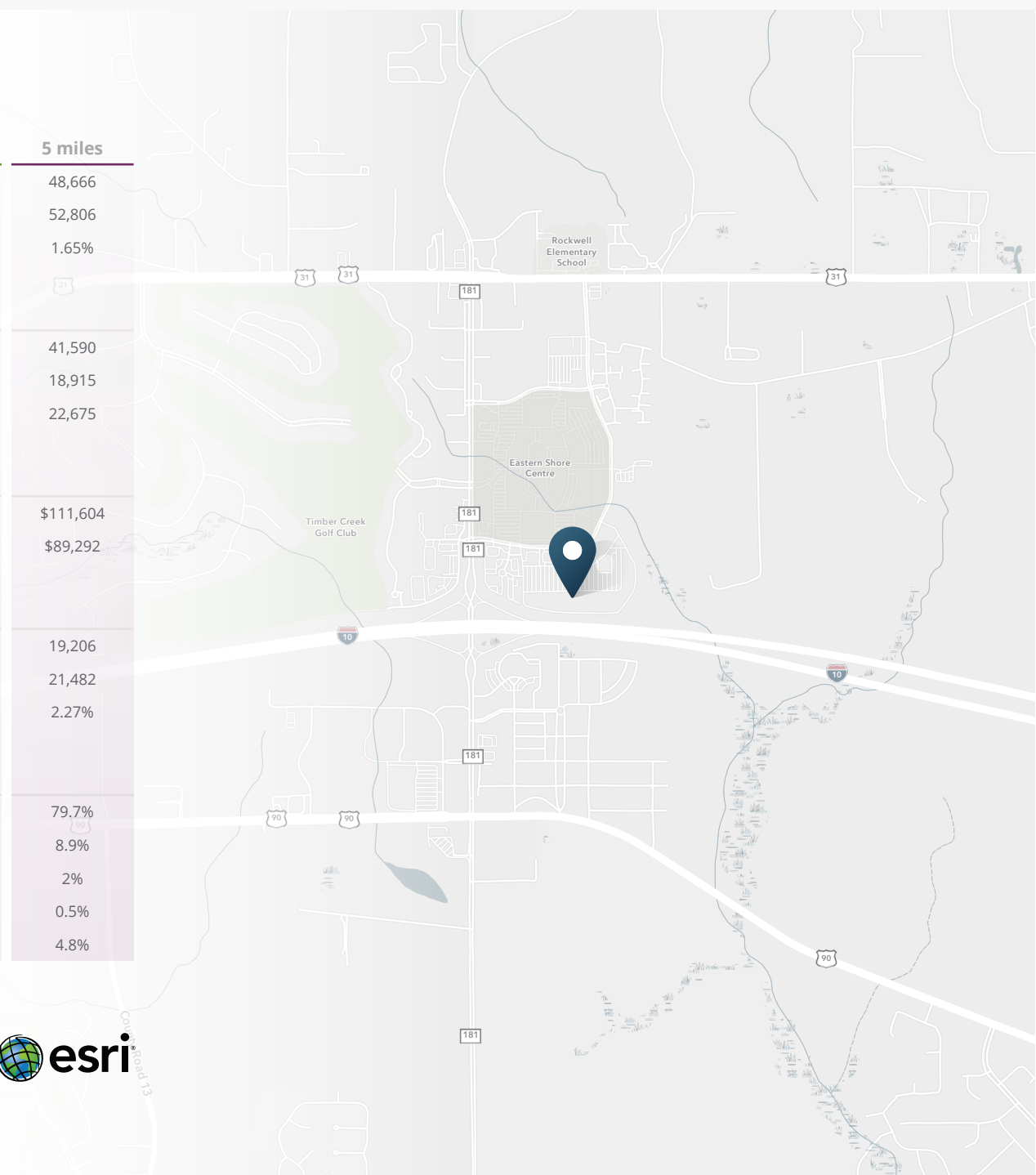


## DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
2025 Population	21,662	21,995	48,666
2030 Population	23,868	24,096	52,806
2024-2029 Population: Annual Growth Rate	1.96%	1.84%	1.65%
<b>Daytime Population</b>			
2025 Daytime Population	5,213	18,243	41,590
Workers	4,109	8,135	18,915
Residents	1,104	10,108	22,675
<b>Income</b>			
2025 Est. Average Household Income	\$124,433	\$112,195	\$111,604
2025 Est. Median Household Income	\$102,787	\$91,745	\$89,292
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,185	8,440	19,206
2030 Estimated Households	1,330	9,436	21,482
Proj. Annual Growth 2024 to 2029	2.34%	2.26%	2.27%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	81.8%	80.9%	79.7%
2025 Est. Black	6%	7.4%	8.9%
2025 Est. Asian	2.9%	2.3%	2%
2025 Est. American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Est. Hispanic (Any Race)	4.9%	4.6%	4.8%

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

SOURCE  esri



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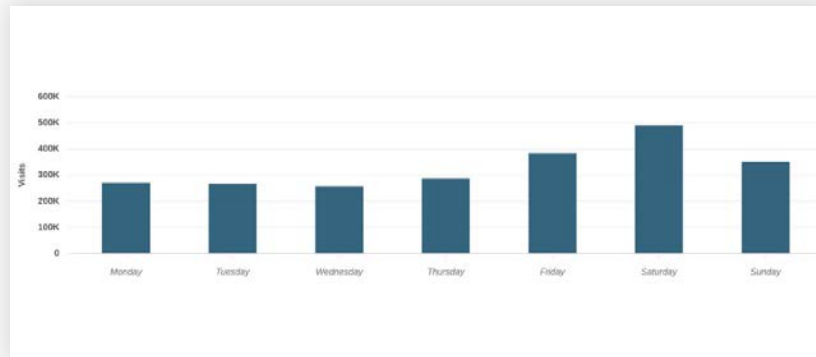
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Impressions

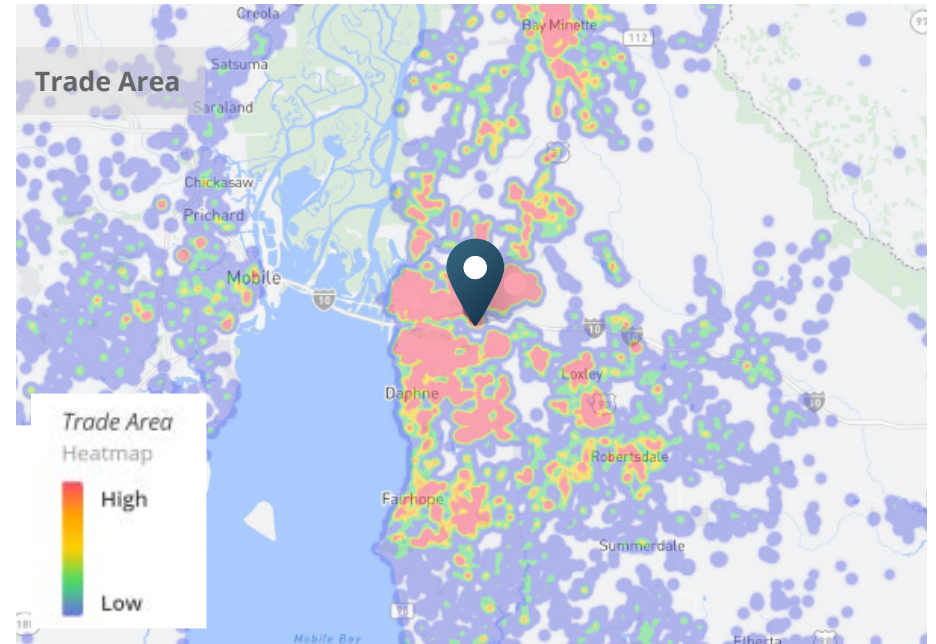
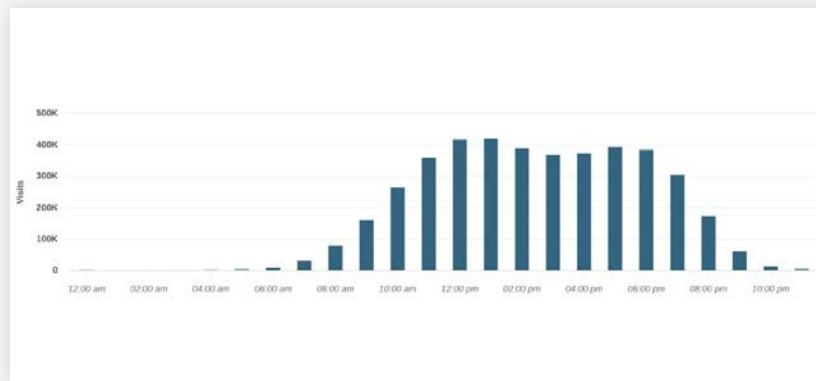
07/13/2024 - 07/12/2025

Estimated # of Visits	Estimated # of Visitors	Visit Frequency
2.3M	525.1K	4.4

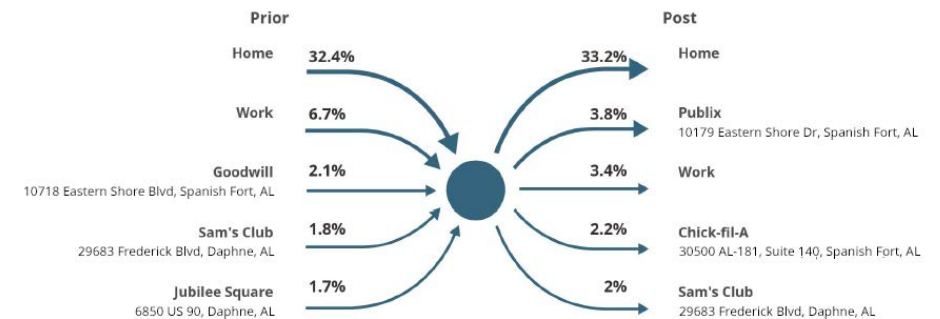
### Daily Visits



### Hourly Visits



### Customer Journey



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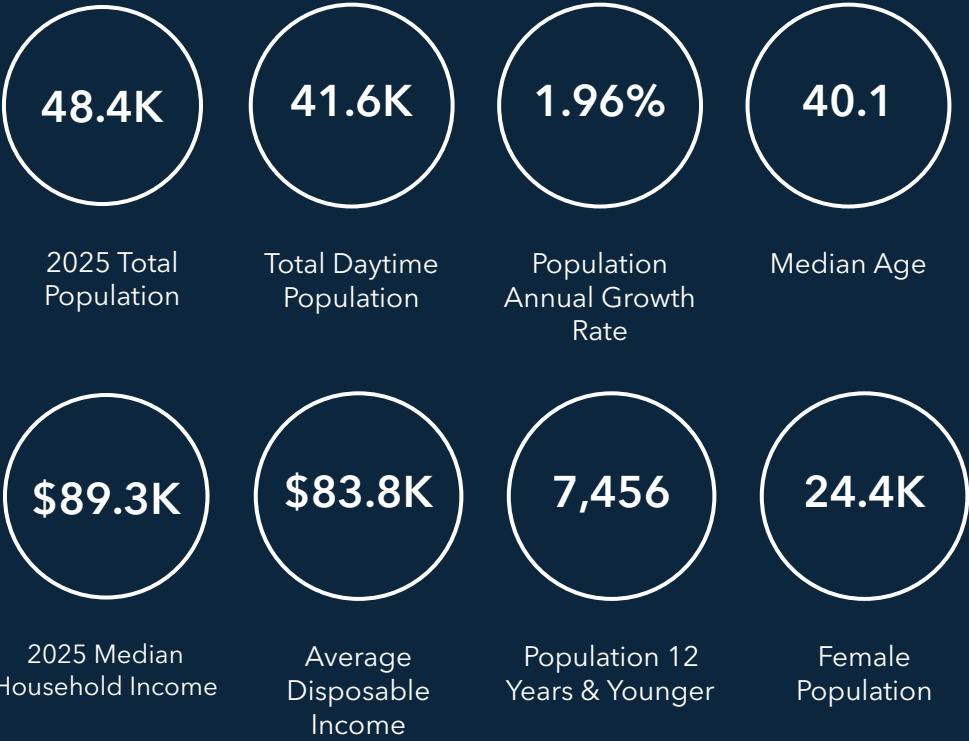


# TARGET MARKET SUMMARY

Eastern Shore Plaza

Ring of 5 miles

## KEY FACTS



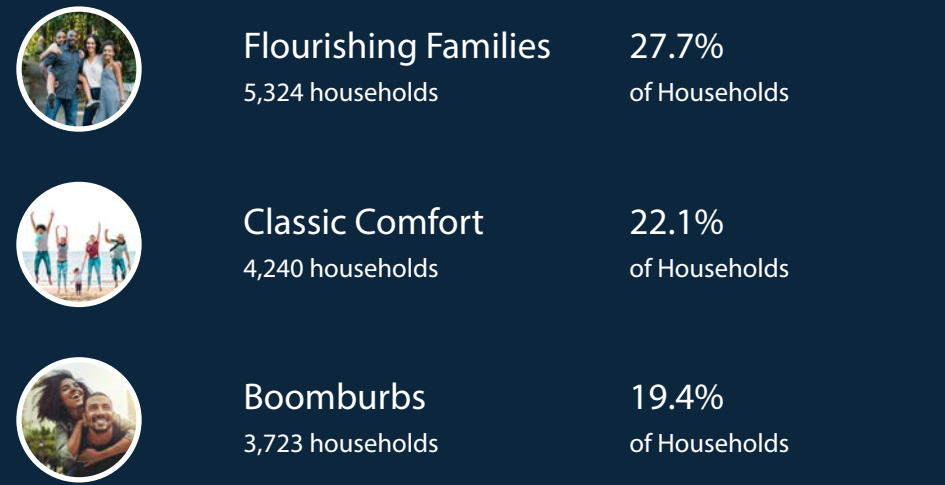
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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# ANNUAL ENTERTAINMENT SPENDING



## Tapestry segments







**SRS Real Estate Partners**

304 20th Street South  
Birmingham, AL 35233  
205.259.2195

**Martin Smith, CCIM**

SVP & Managing Principal  
205.776.6151  
martin.smith@srsre.com

**SRSRE.COM**

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