



FOR LEASE

Eastern Shore Plaza

10200 Eastern Shore Boulevard | Spanish Fort, AL 36527

 SRS

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FOR LEASE

4,500-9,660 SF

Available

1.02-2.15 AC

Land Available

15,000 SF

Potential Future Availability

CONTACT

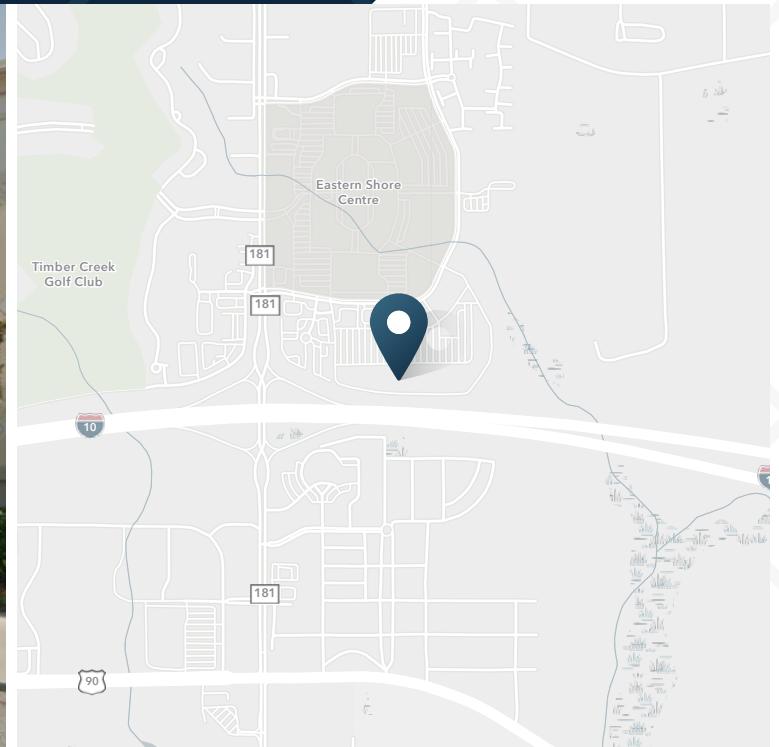
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ABOUT THE PROPERTY

- ±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

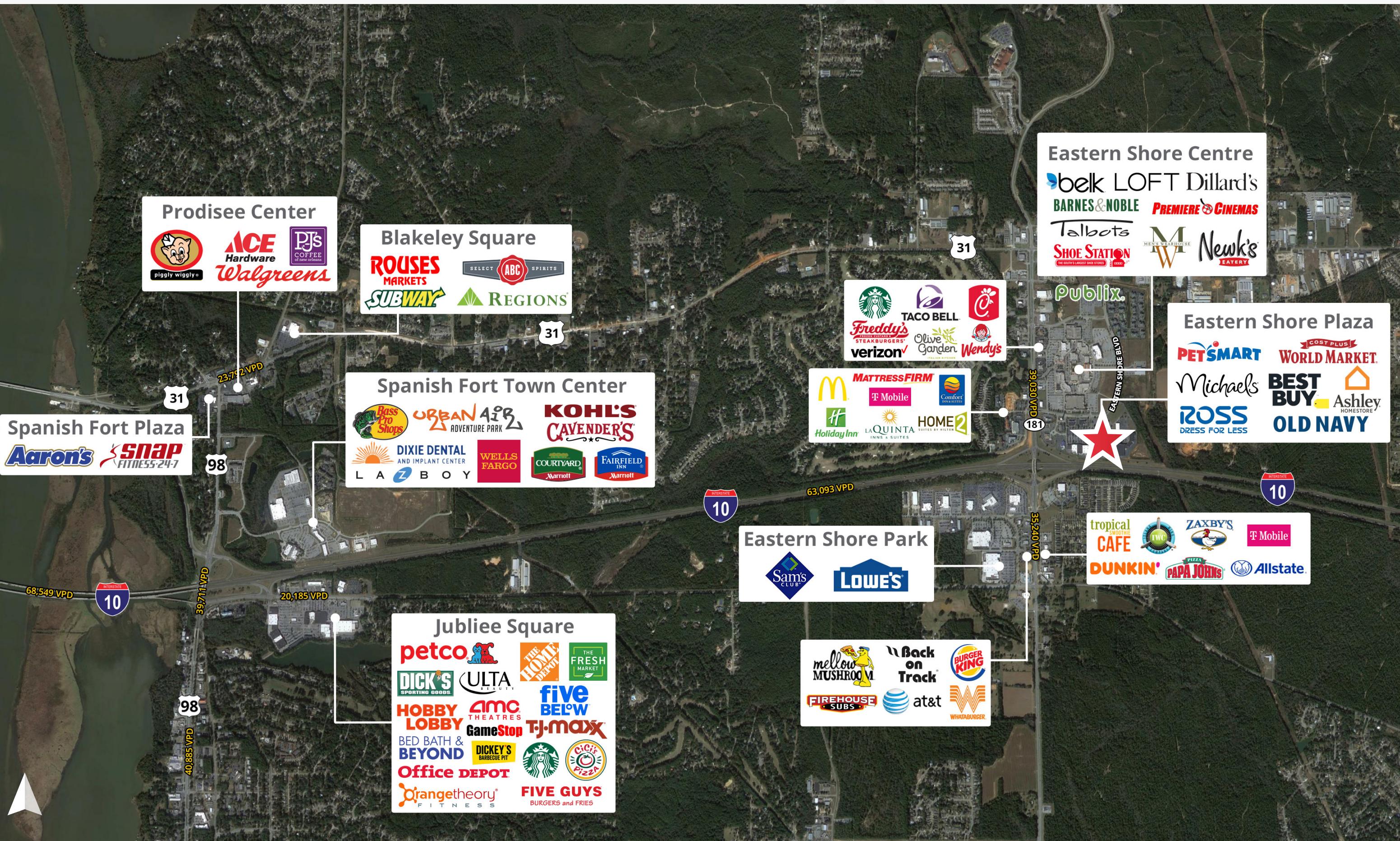
	1 Mile	3 Miles	5 Miles
Population	2,367	21,662	48,351
Average HH Income	\$124,433	\$112,195	\$111,604
Total Daytime Population	5,213	18,243	41,590
Year: 2025 Source: Esri			

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	

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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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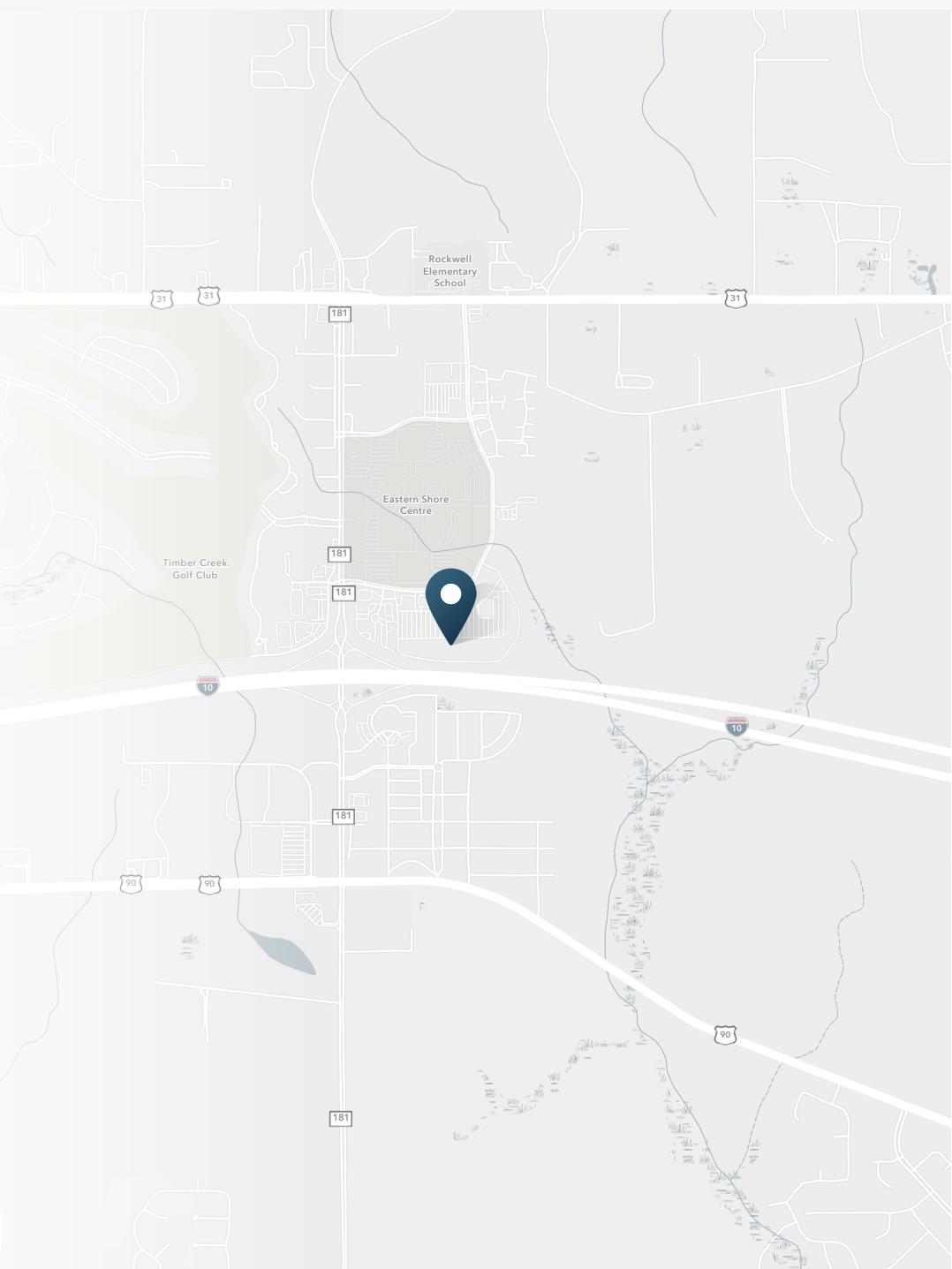


DEMOGRAPHIC HIGHLIGHTS

	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%
Daytime Population			
2025 Daytime Population	5,213	18,243	41,590
Workers	4,109	8,135	18,915
Residents	1,104	10,108	22,675
Income			
2025 Est. Average Household Income	\$124,433	\$112,195	\$111,604
2025 Est. Median Household Income	\$102,787	\$91,745	\$89,292
Households & Growth			
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%
Race & Ethnicity			
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



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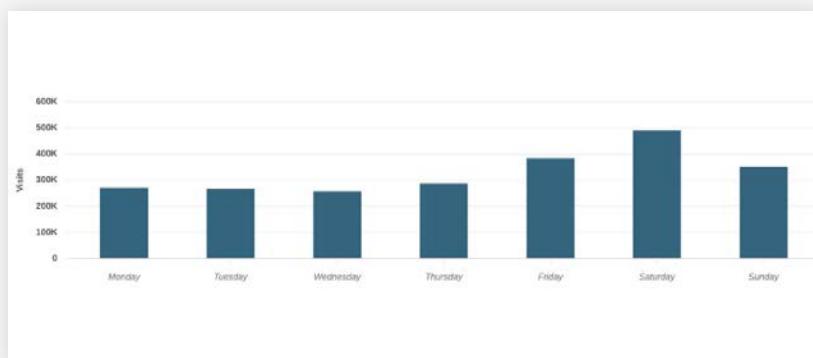
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Impressions

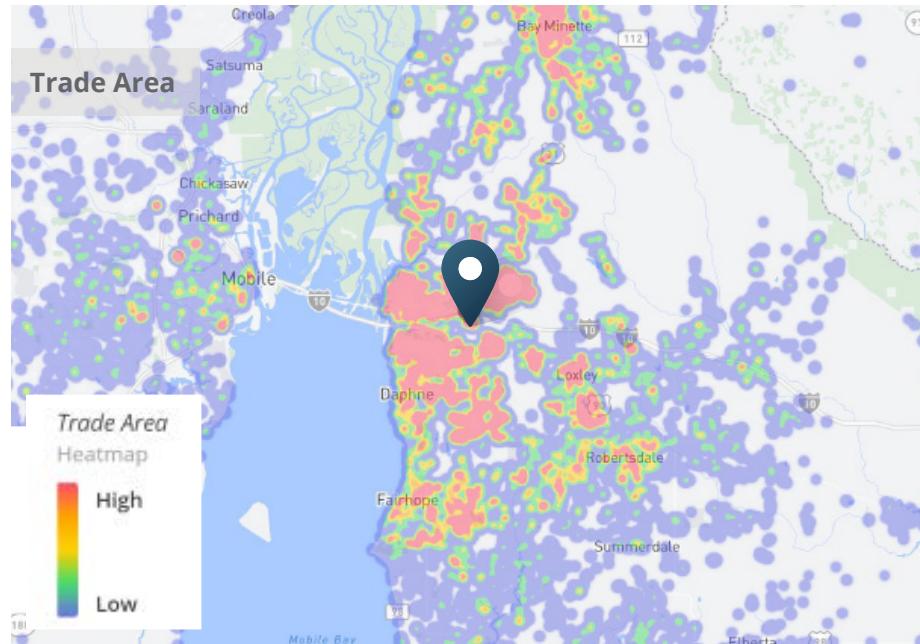
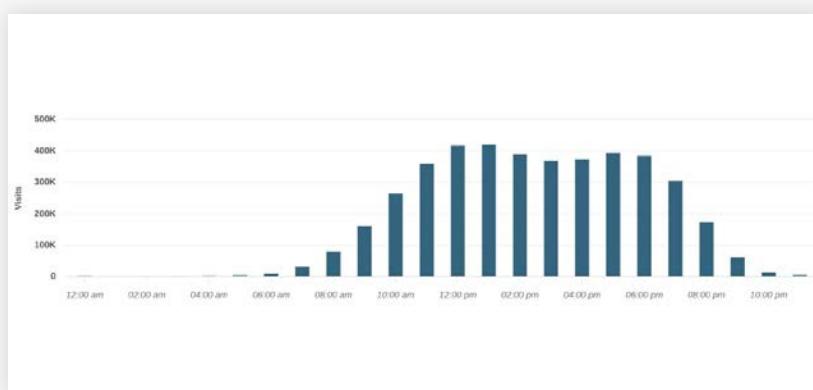
07/13/2024 - 07/12/2025

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

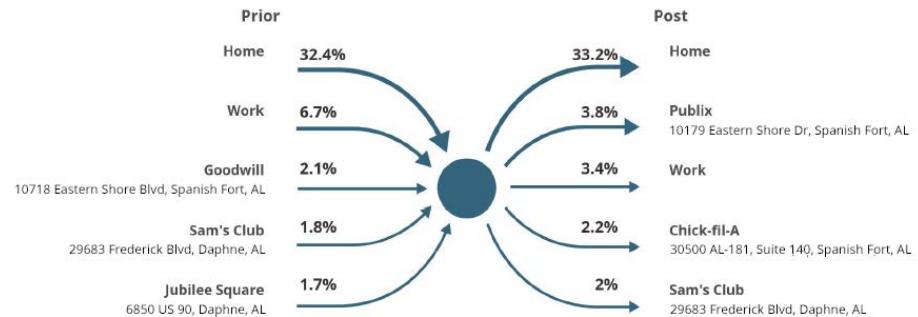
Daily Visits



Hourly Visits



Customer Journey



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

SOURCE



Placer.ai

TARGET MARKET SUMMARY

Eastern Shore Plaza

Ring of 5 miles

KEY FACTS

48.4K

2025 Total Population

41.6K

Total Daytime Population

1.96%

Population Annual Growth Rate

40.1

Median Age

\$89.3K

2025 Median Household Income

\$83.8K

Average Disposable Income

7,456

Population 12 Years & Younger

24.4K

Female Population

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

\$76,291K

2025 Entertainment/Rec

\$18.1M

Entertainment/ Recreation Fees & Admissions

\$770K

Tickets to Parks or Museums

Tapestry segments



Flourishing Families
5,324 households

27.7%
of Households



Classic Comfort
4,240 households

22.1%
of Households



Boomburbs
3,723 households

19.4%
of Households



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