



OFFERING MEMORANDUM

# ABC SELECT SPIRITS

1514 Gulf Shores Pkwy, Gulf Shores, AL 36542

**ANDREW CHASON**  
P: (205) 965 - 8250  
E: [achason@marcusmillichap.com](mailto:achason@marcusmillichap.com)

Marcus & Millichap

# ABC SELECT SPIRITS

---

## PROPERTY OVERVIEW

Marcus & Millichap is pleased to present ABC Select Spirits, a high-visibility retail investment located at 1514 Gulf Shores Parkway in Gulf Shores, Alabama. The property is leased to the Alabama Alcoholic Beverage Control Board (ABC), a State of Alabama-backed tenant, providing investors with strong credit quality and highly reliable rent payments. This offering combines durable tenancy with premier coastal corridor exposure in one of Alabama's most trafficked tourism markets.

Positioned with exceptional visibility along Gulf Shores Parkway (Highway 59)—the primary commercial and commuter artery connecting Interstate 10 to Gulf Shores and Orange Beach—the property benefits from more than 42,000 vehicles per day. The corridor serves a diverse customer base supported by consistent year-round demand from permanent residents, robust coastal tourism, and seasonal population surges. The lease extends through April 30, 2033, providing approximately eight years of remaining primary term, with built-in rent escalations every five years and the next increase scheduled for June 2028. Notably, the tenant holds no renewal options, affording the landlord leverage at expiration to negotiate higher rents or pursue re-leasing and repositioning strategies. Offered at an attractive price point with below-market rents (\$29.00 PSF Gross), this asset presents a compelling blend of stable income today and meaningful upside potential at lease maturity.

## HIGHLIGHTS

- **Long-Term State Credit Tenant:** Leased to the Alabama Alcoholic Beverage Control Board, a State of Alabama-backed tenant, providing strong credit quality and highly reliable rent payments.
- **High-Visibility Gulf Shores Parkway Location:** Situated along Gulf Shores Parkway (Highway 59)—the primary commercial and commuter corridor connecting Interstate 10 to Gulf Shores and Orange Beach—the property benefits from strong daily traffic counts (42,000+), excellent visibility, and year-round demand driven by coastal tourism, permanent residents, and seasonal visitors. Each year the Alabama Gulf Coast attracts roughly 8 million visitors.
- **Lease Term Through 2033:** Approximately eight years of remaining primary term (through April 30, 2033).
- **No options to extend lease:** Tenant has no options to extend the lease term providing landlord leverage negotiating a higher rent at the end of the current term or alternatively provides a re-leasing/repositioning opportunity.
- **Rental Increases:** Built-in rent escalations every five years providing income growth. Rent increases to \$99,200 in June of 2028.
- **Attractive Price Point & Rent:** High quality tenant and real estate offered at a low price point with below market rents (\$29.00 PSF Gross).

# INVESTMENT SUMMARY

ABC SELECT SPIRITS



Listing Price  
**\$1,393,000**



Net Operating Income  
**\$78,008**

## Address

1514 Gulf Shores Pkwy,  
Gulf Shores, Alabama 36542

## Building Size

3,200 SF

## Lot Size

0.41 Acres

## Year Built

2018

## INCOME

Rental Income \$96,000

Effective Gross Income \$96,000

## EXPENSES

Insurance \$8,600

RE Tax \$7,592

Pest/Landscaping \$1,800

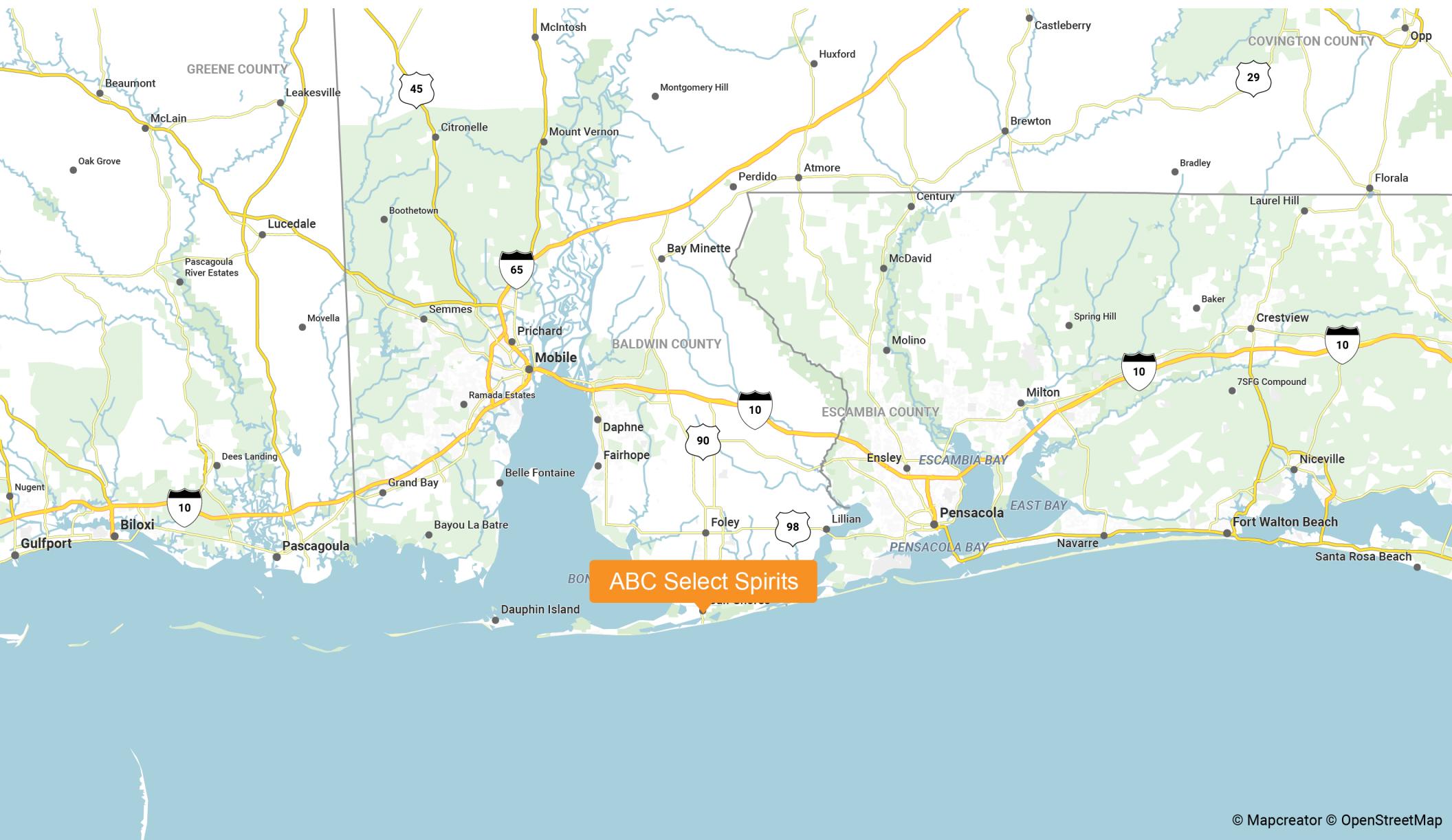
Total Expenses \$17,992

Net Operating Income \$78,008



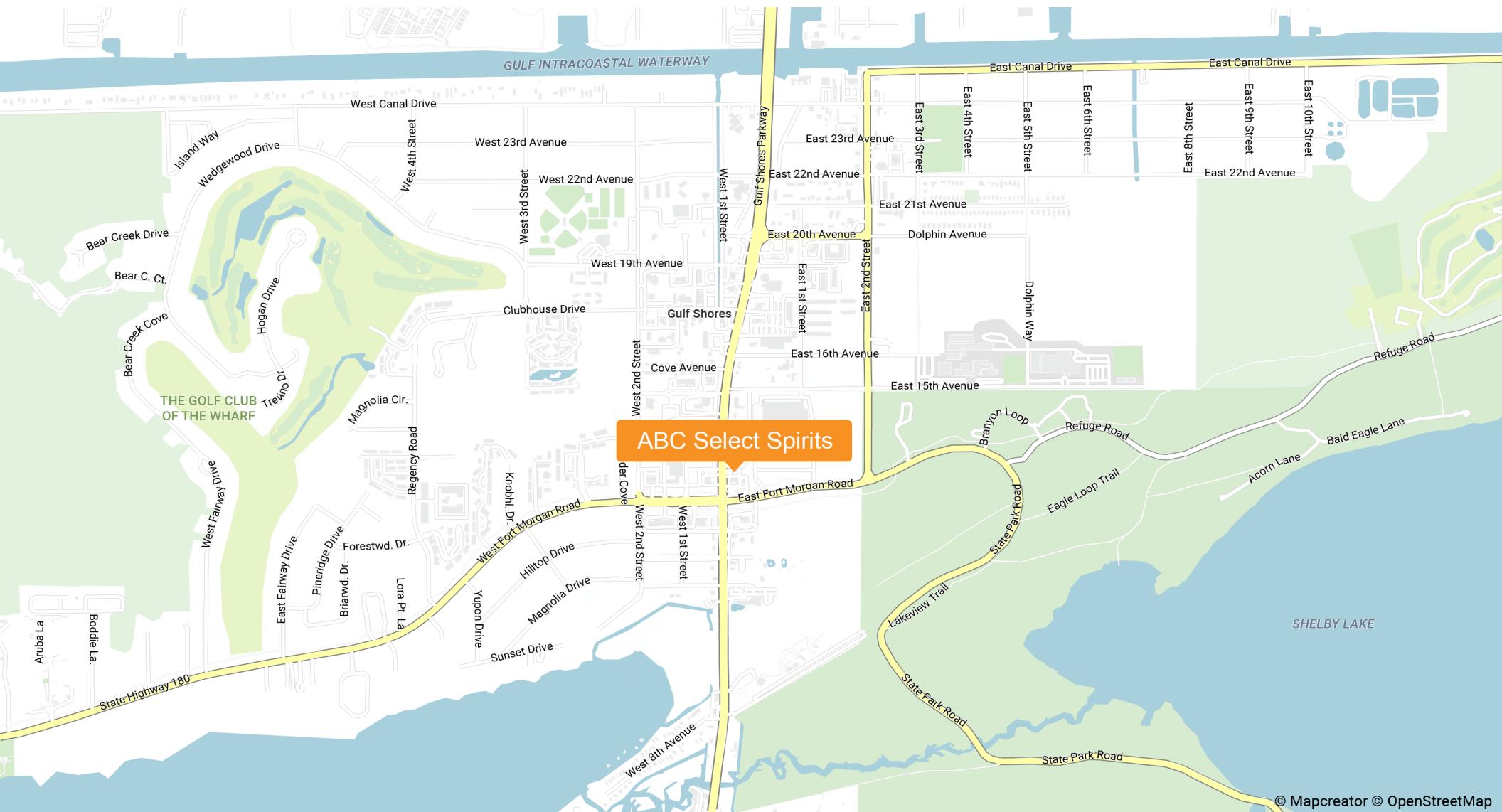
# ABC SELECT SPIRITS

## REGIONAL MAP



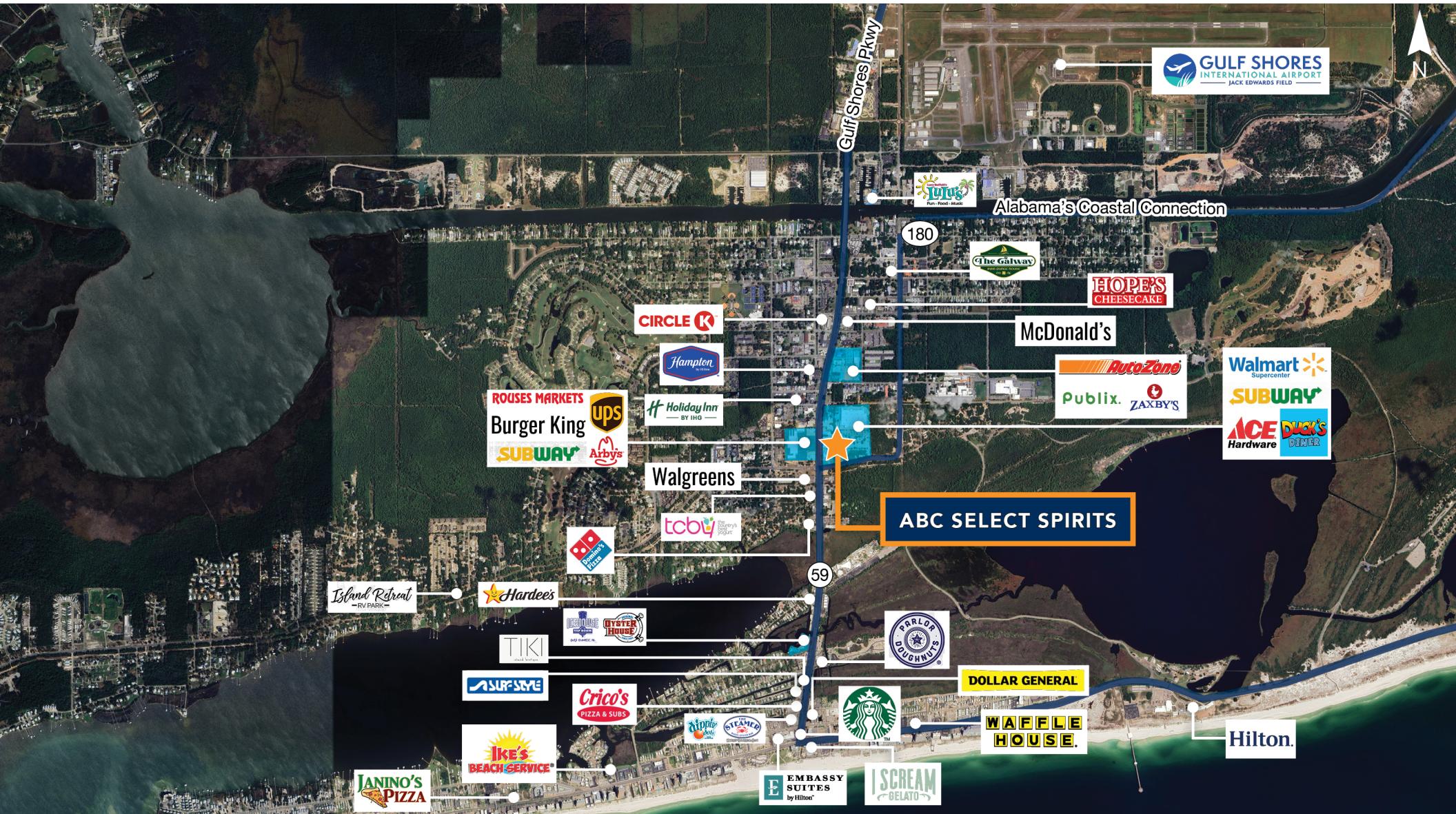
# ABC SELECT SPIRITS

## LOCAL MAP



# ABC SELECT SPIRITS

## RETAILER MAP



# ABC SELECT SPIRITS

## PROPERTY PHOTOS



# ABC SELECT SPIRITS

## PROPERTY PHOTOS



# GULF SHORES, ALABAMA

## MARKET OVERVIEW

### LOCATION OVERVIEW

Gulf Shores, located on Alabama's Gulf Coast, is a popular vacation destination known for its pristine beaches, natural beauty, and abundant outdoor activities. The city's Gulf State Park is a major attraction, offering miles of white quartz sand beaches, hiking trails, a fishing pier, a golf course, and a zip line over the dunes. To the west, Bon Secour National Wildlife Refuge provides a sanctuary for migratory birds and sea turtles, while Fort Morgan, a 19th-century military post, guards the entrance to Mobile Bay. In addition to its natural attractions, Gulf Shores is home to the Alabama Gulf Coast Zoo, where visitors can interact with exotic animals like lemurs, kangaroos, and sloths.

The city's economy is primarily driven by tourism, with a variety of beach-related activities, such as swimming, boating, fishing, and beach volleyball, attracting more than 8 million visitors throughout each year. Gulf Shores has also heavily invested in infrastructure improvements to support its growing tourism industry, including parking kiosks and beach access points. For those seeking more than just a beach vacation, Gulf Shores offers helicopter rides, boat charters, big game fishing, and a number of nature trails for hiking and birdwatching. Additionally, the city features extensive bike trails, and multiple parks including the Hesperia Lake Park and the John Swisher Community Center.



### HIGHLIGHTS

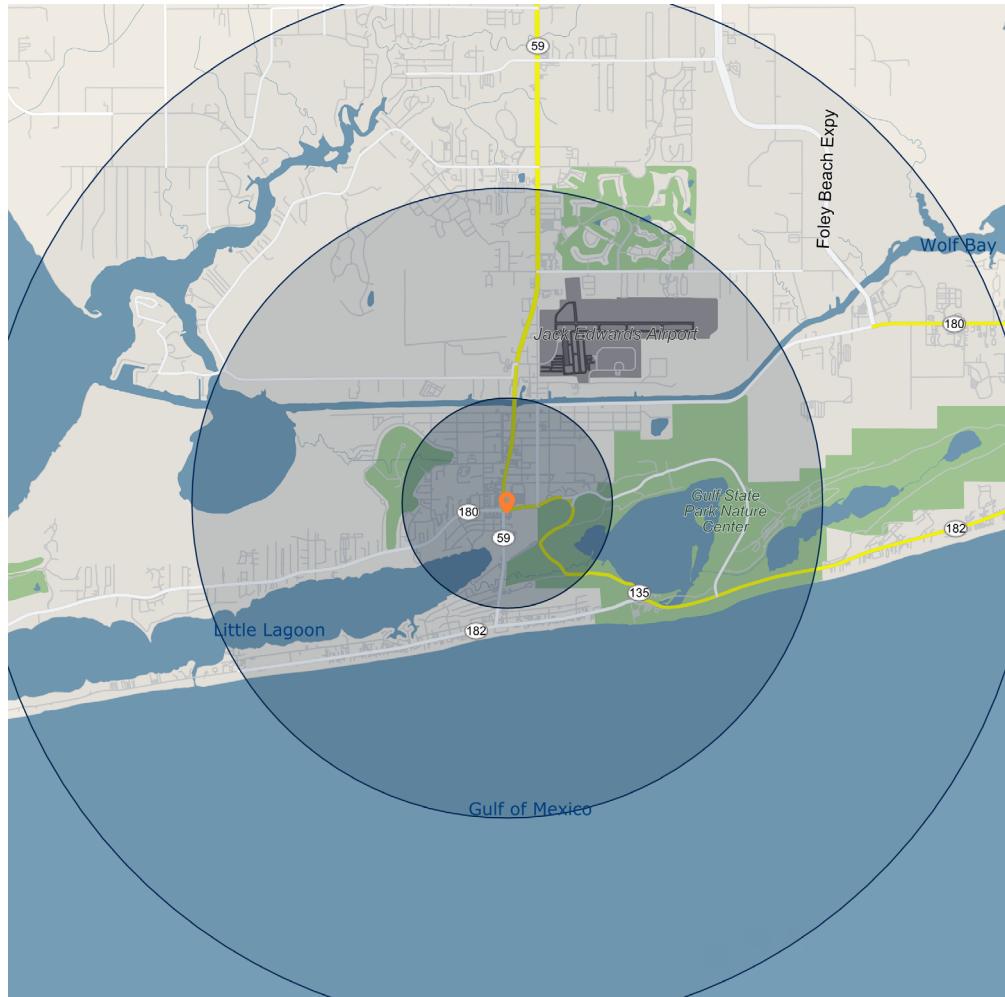
**Pristine Beaches & Outdoor Activities:** Gulf Shores offers miles of white quartz sand beaches, zip lines, nature trails, and wildlife refuges, making it a premier coastal destination for recreation and tourism.

**Tourism & Family-Friendly Amenities:** The city features numerous attractions, including the Alabama Gulf Coast Zoo, Gulf State Park, and various parks and recreational facilities, providing ample opportunities for outdoor fun.

**Growing Infrastructure & Accessibility:** Gulf Shores continues to invest in infrastructure, with improved beach access, parking kiosks, and wheelchair-accessible points, supporting its thriving tourism industry and growing population.

# ABC SELECT SPIRITS

## DEMOGRAPHICS



|                                 | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>               |           |           |           |
| 2029 Projection                 | 2,644     | 8,885     | 23,996    |
| 2024 Estimate                   | 2,513     | 8,331     | 22,298    |
| 2020 Census                     | 2,366     | 7,716     | 20,381    |
| 2010 Census                     | 2,074     | 6,179     | 15,069    |
| <b>HOUSEHOLD INCOME</b>         |           |           |           |
| Average                         | \$89,308  | \$90,047  | \$90,949  |
| Median                          | \$68,753  | \$68,852  | \$68,073  |
| Per Capita                      | \$42,643  | \$42,717  | \$42,263  |
| <b>HOUSEHOLDS</b>               |           |           |           |
| 2029 Projection                 | 1,236     | 4,136     | 11,181    |
| 2024 Estimate                   | 1,161     | 3,870     | 10,348    |
| 2020 Census                     | 1,057     | 3,504     | 9,204     |
| 2010 Census                     | 903       | 2,726     | 6,692     |
| <b>HOUSING</b>                  |           |           |           |
| Median Home Value               | \$352,870 | \$377,818 | \$395,269 |
| <b>EMPLOYMENT</b>               |           |           |           |
| 2024 Daytime Population         | 4,278     | 12,637    | 24,668    |
| 2024 Unemployment               | 0.72%     | 0.99%     | 1.51%     |
| Average Time Traveled (Minutes) | 23        | 22        | 24        |
| <b>EDUCATIONAL ATTAINMENT</b>   |           |           |           |
| High School Graduate (12)       | 2.92%     | 2.69%     | 1.45%     |
| Some College (13-15)            | 25.65%    | 28.41%    | 31.87%    |
| Associate Degree Only           | 16.66%    | 16.61%    | 16.74%    |
| Bachelor's Degree Only          | 8.41%     | 8.74%     | 11.12%    |
| Graduate Degree                 | 39.38%    | 35.74%    | 33.93%    |

# ABC SELECT SPIRITS

## DEMOGRAPHICS



### Major Employers

| Employer   | Employees |
|--|-----------|
| Foley Hospital Corporation                                 | 650       |
| Columbia Southern Univ Inc                                 | 450       |
| Gulf Shores City Schools                                   | 304       |
| Hangout In Gulf Shores LLC                                 | 260       |
| Inner-Parish Security Corp-IPSC                            | 200       |
| Clear Capital LLC-Clear Capital Partners                   | 155       |
| Publix Super Markets Inc                                   | 134       |
| City of Gulf Shores  | 125       |
| First Gulf Bank  | 97        |
| Brett/Robinson Gulf Corp-Brett/Robinsons                   | 95        |
| Acme Oyster House Inc                                      | 94        |
| Internal Revenue Service                                   | 93        |
| Rouses Enterprises LLC                                     | 85        |
| Walmart Inc-Walmart  | 82        |
| Bon Secour Fisheries Inc                                   | 81        |
| Bubbas Seafood House Inc-Bubbas Seafood House              | 80        |
| Pleasure Island Corporation-Meyer Real Estate              | 70        |
| C-Sharpe Co LLC  | 70        |
| Bon Secour Boats Inc                                       | 66        |
| Bayside Academy Inc  | 59        |
| Baldwin County Public Schools-Gulf Shores High School      | 57        |
| Pearl Resources LLC  | 54        |
| Shore Ventures Inc-Re/Max                                  | 52        |
| S & S Roofing & Cnstr Inc                                  | 50        |
| Columbia Southern Education-Columbia Suthern Educatn Group | 50        |

## NON-ENDORSEMENT & DISCLAIMER NOTICE

---

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAG0870012

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
[marcusmillichap.com](http://marcusmillichap.com)