



OFFERING MEMORANDUM

ABC SELECT SPIRITS

1514 Gulf Shores Pkwy, Gulf Shores, AL 36542

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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

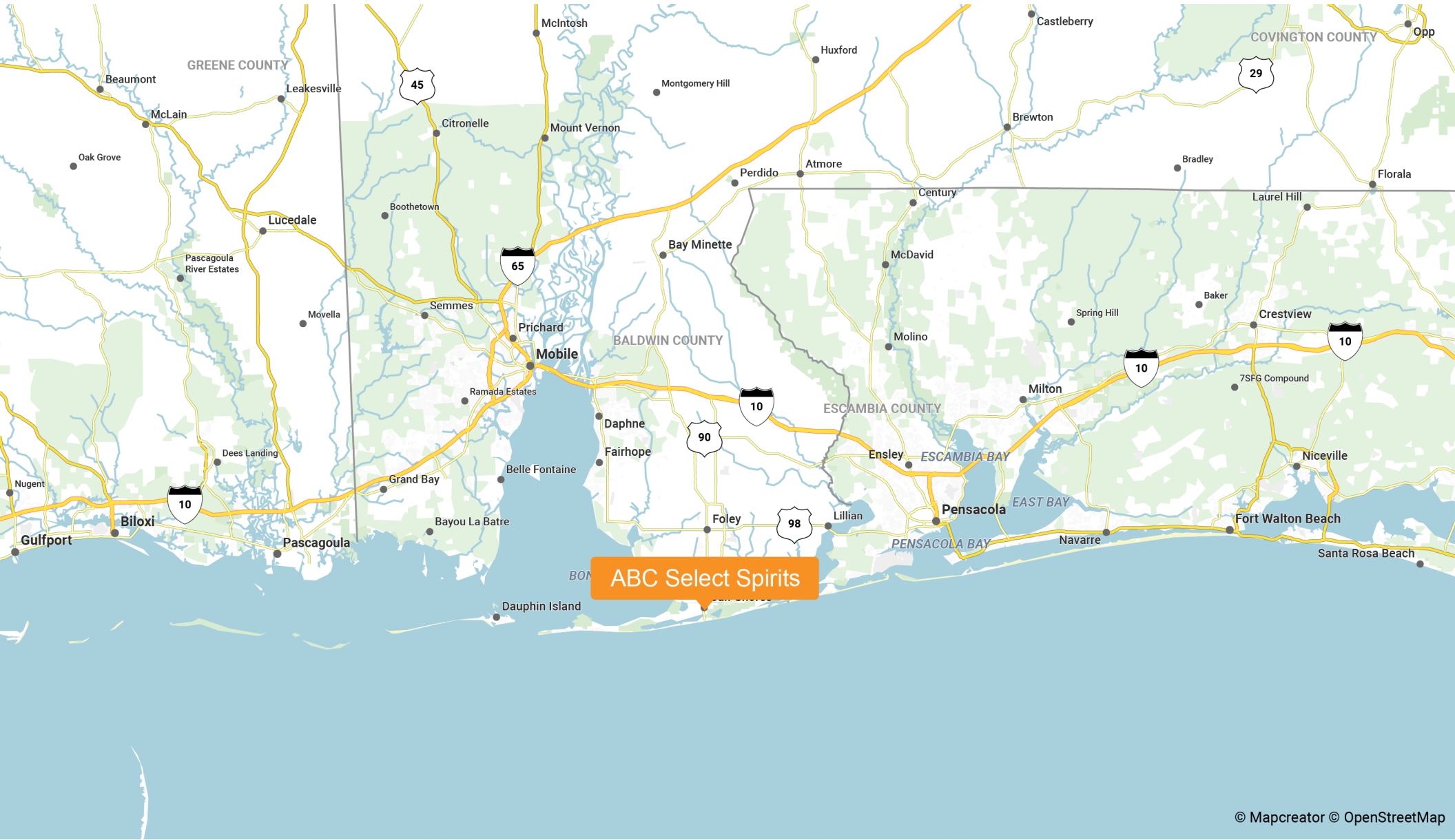
EXPENSES

Insurance	\$8,600
RE Tax	\$7,592
Pest/Landscaping	\$1,800
Total Expenses	\$17,992
Net Operating Income	\$78,008

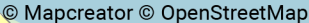


ABC SELECT SPIRITS

REGIONAL MAP



 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

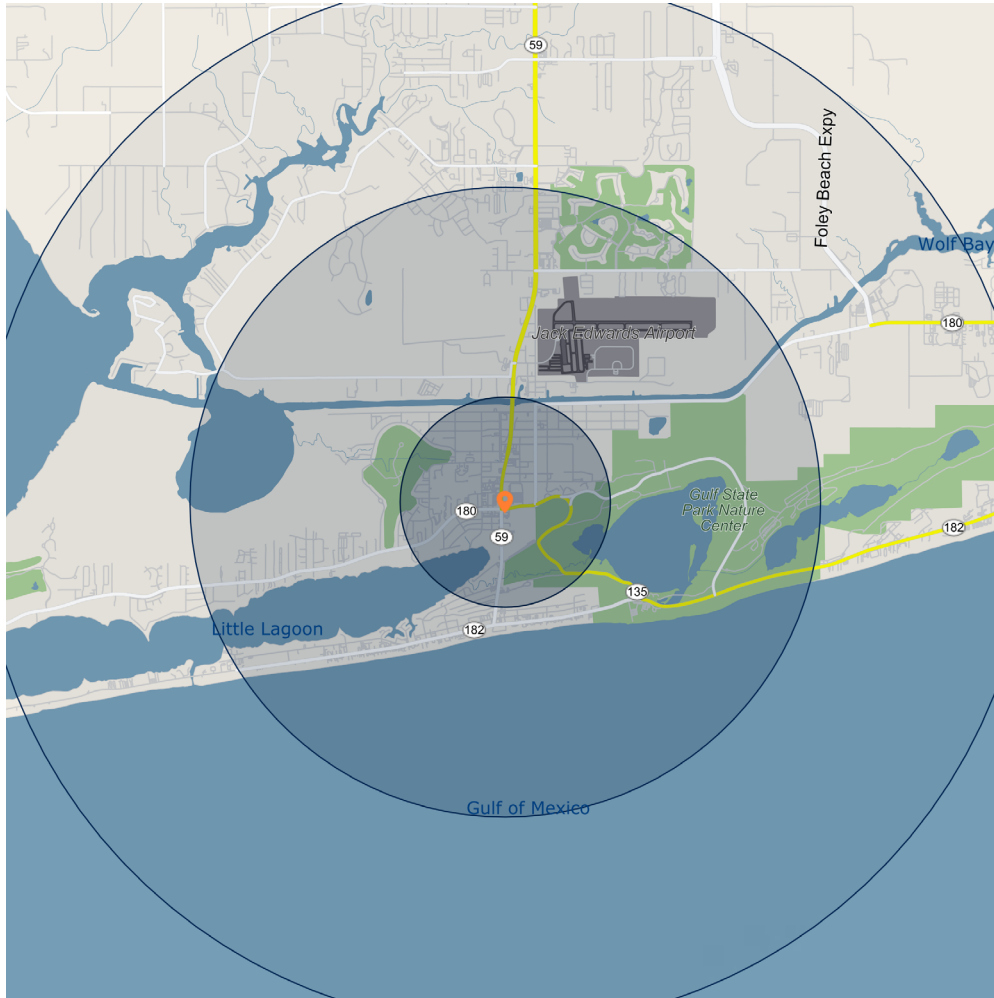
Pristine Beaches & Outdoor Activities: Gulf Shores offers miles of white quartz sand beaches, zip lines, nature trails, and wildlife refuges, making it a premier coastal destination for recreation and tourism.

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.

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DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
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

HOUSEHOLD INCOME

Average	\$89,308	\$90,047	\$90,949
Median	\$68,753	\$68,852	\$68,073
Per Capita	\$42,643	\$42,717	\$42,263

HOUSEHOLDS

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

HOUSING

Median Home Value	\$352,870	\$377,818	\$395,269
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EMPLOYMENT

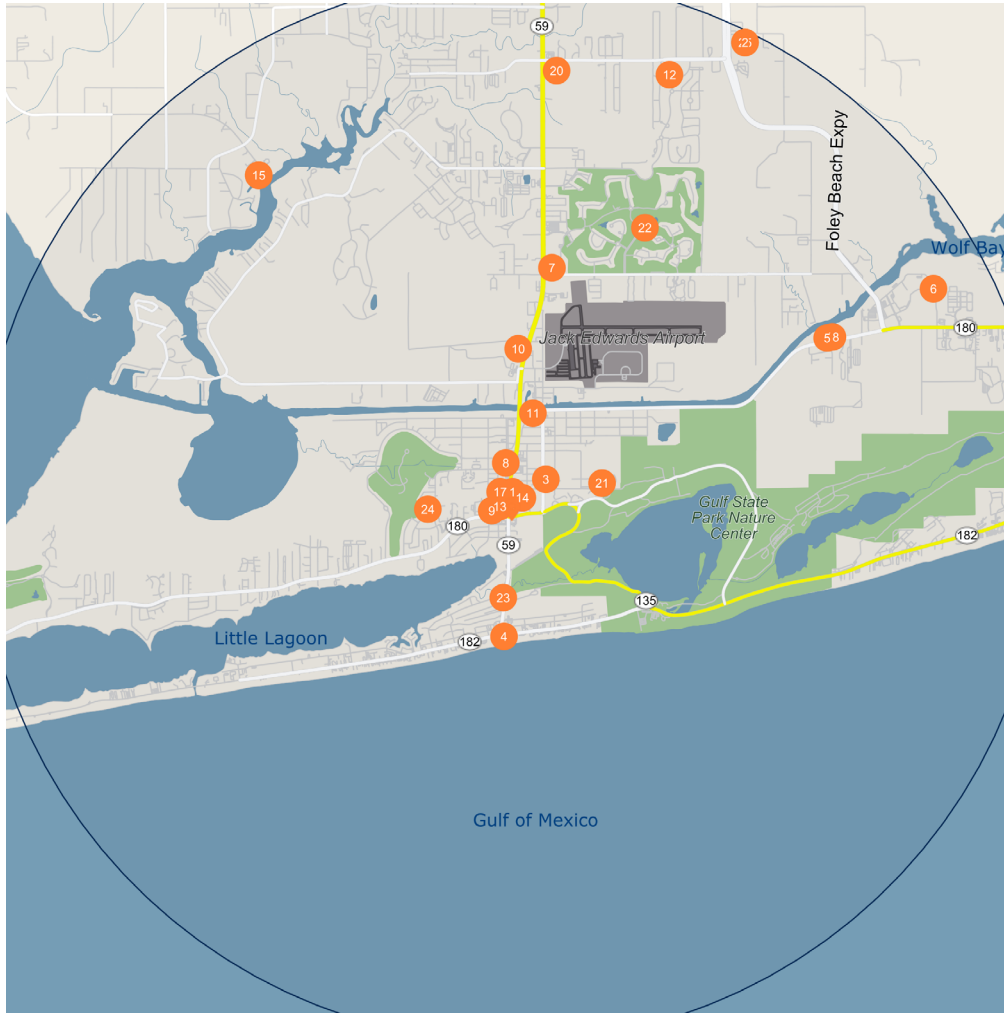
2024 Daytime Population	4,278	12,637	24,668
2024 Unemployment	0.72%	0.99%	1.51%
Average Time Traveled (Minutes)	23	22	24

EDUCATIONAL ATTAINMENT

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%

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DEMOGRAPHICS



Major Employers

Employees

1	Foley Hospital Corporation	650
2	Columbia Southern Univ Inc	450
3	Gulf Shores City Schools	304
4	Hangout In Gulf Shores LLC	260
5	Inner-Parish Security Corp-IPSC	200
6	Clear Capital LLC-Clear Capital Partners	155
7	Publix Super Markets Inc	134
8	City of Gulf Shores	125
9	First Gulf Bank	97
10	Brett/Robinson Gulf Corp-Brett/Robinsons	95
11	Acme Oyster House Inc	94
12	Internal Revenue Service	93
13	Rouses Enterprises LLC	85
14	Walmart Inc-Walmart	82
15	Bon Secour Fisheries Inc	81
16	Bubbas Seafood House Inc-Bubbas Seafood House	80
17	Pleasure Island Corporation-Meyer Real Estate	70
18	C-Sharpe Co LLC	70
19	Bon Secour Boats Inc	66
20	Bayside Academy Inc	59
21	Baldwin County Public Schools-Gulf Shores High School	57
22	Pearl Resources LLC	54
23	Shore Ventures Inc-Re/Max	52
24	S & S Roofing & Cnstr Inc	50
25	Columbia Southern Education-Columbia Southern Education Group	50

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Activity ID #ZAG0870012

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