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FOR LEASE

An aerial photograph of The Wharf Orange Beach at sunset. The image shows a large marina filled with numerous boats, a multi-story hotel building, a parking lot, and a Ferris wheel in the background. The sky is a mix of orange, yellow, and blue, with clouds catching the low sun. The text 'The WHARF' is overlaid in a large, white, serif font, with 'The' in script and 'WHARF' in all caps. Below it, 'ORANGE BEACH' is written in a smaller, white, sans-serif font.

The
WHARF[®]
ORANGE BEACH

23101 CANAL ROAD, ORANGE BEACH, AL

FOR LEASE

PROPERTY DESCRIPTION

The Wharf is a premier mixed-use development located at the gateway to Orange Beach, AL, and the acclaimed Gulf of Mexico beaches of Coastal Alabama. Positioned on 222 acres of waterfront property along the Intracoastal Waterway, The Wharf offers a multitude of shopping, dining and entertainment options for visitors and local residents alike. Professional work space, residential condominiums, hotel, and a full-service marina add to the appeal of The Wharf.

Contact Stirling or visit www.alwharf.com for additional information.

FEATURES

- 222-Acre Site
- 413,000+ SF of Commercial Space
- 10,000-Seat Amphitheater
- 170-Slip Marina
- 132-Room Springhill Suites by Marriott
- 198 Residential Condominiums
- Orange Beach Event Center
- Heron Pointe - Reception & Meeting Facility
- Cumberland Farms
- Culver's
- The Wharf Storage
- Margaritaville Resort (Under Construction)
- Available Sites for Future Development



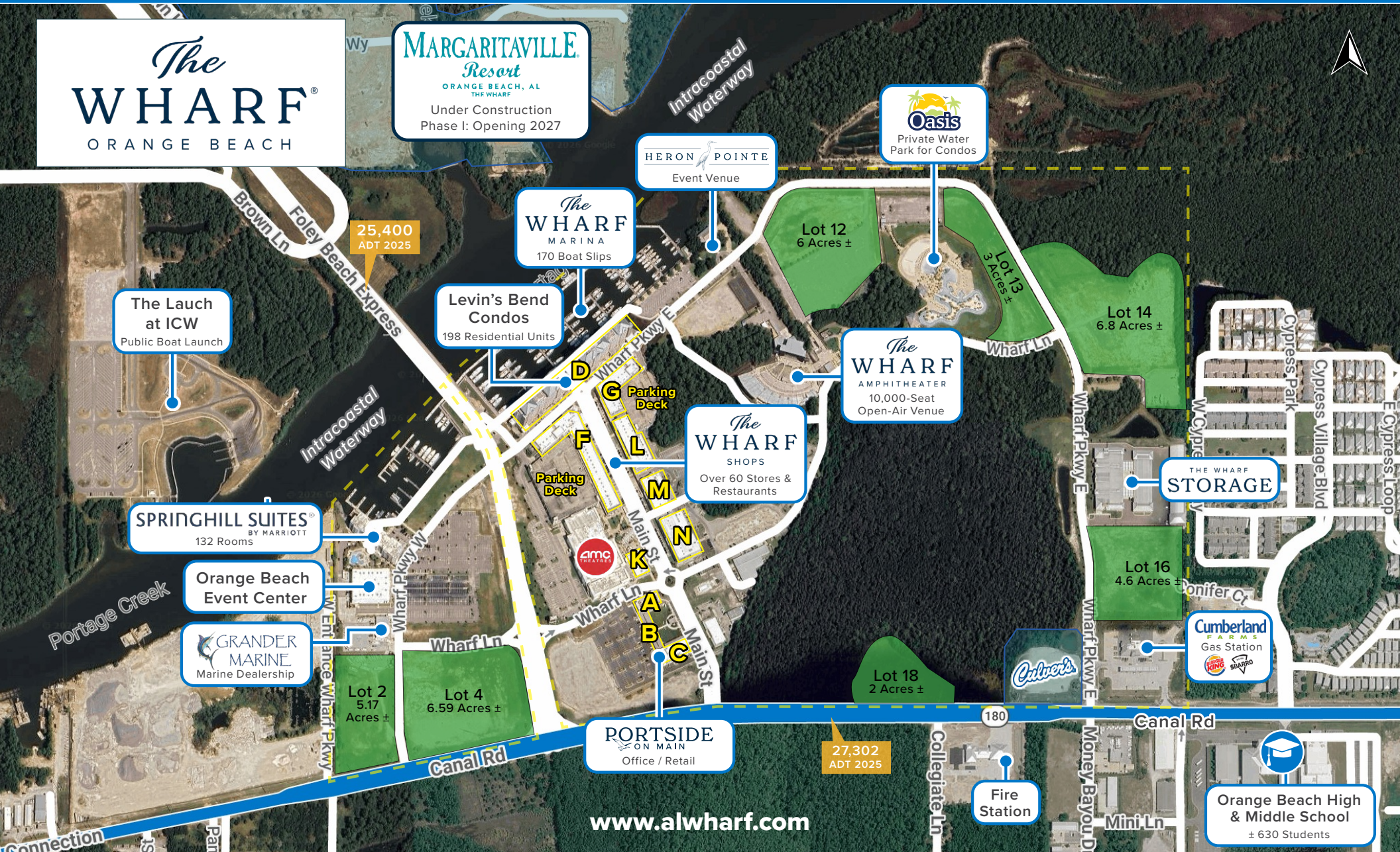
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Member of
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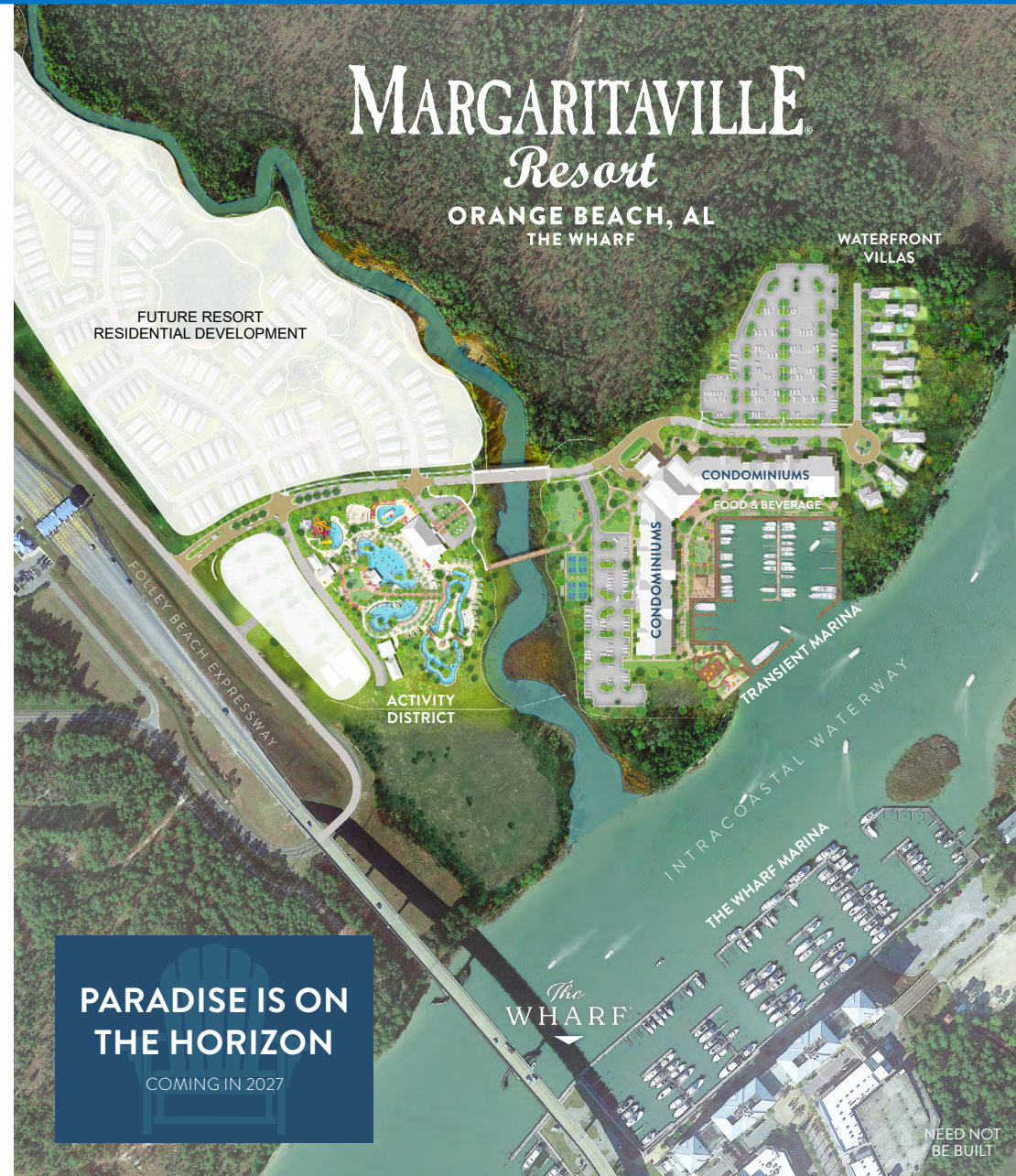
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THE MARGARITAVILLE STATE OF MIND

- Spanning 83 acres
- 400+ Residences including resort cottages, condos, villas, and bungalows
- 6-Acre Activity Deck complete with multiple pool, water slides, and kids zone
- 43 Transient Boat Slips
- 6+ Restaurants & Bars
- Adult Arcade
- And so much more!



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Access Travel to Alabama's beautiful Gulf Coast is an easy drive from several origination points throughout the southeastern United States, adding to the appeal of the area as a top family vacation destination. The Wharf is only 6 miles from the Gulf Shores International Airport, and 25 miles from I-10 via a Baldwin/Foley Beach Expressway. Allegiant Airlines is now servicing the newly expanded Gulf Shores International Airport, providing direct flights to and from destinations such as Kansas City, Cincinnati, Bentonville, Knoxville, Des Moines, Nashville, and Huntsville.

Dining & Shopping Discover unique shops and boutiques, with an impressive mix of local and national retailers. Enjoy an array of dining options at The Wharf and Portside on Main; whether it's breakfast, a casual lunch, or fine waterfront dining- our eateries offer something for everyone. Liquid libations and live music are offered nightly at various locations in The Wharf Entertainment District.

Work Space Office and professional space at The Wharf offers the perfect address for your business. From an individual office to a custom designed private suite, join over 80 existing businesses currently occupying the 100,000 + SF of the second floor.

Meeting & Event Space Multiple options for event and meeting space at The Wharf exist, including the waterfront Heron Pointe and the 20,000+ SF Orange Beach Event Center. Catering services can be arranged, adding to the convenience of hosting a party, wedding, business meeting, or reception at The Wharf.

The Wharf Marina Centrally located on The Intracoastal Waterway, The Wharf Marina is equally convenient by yacht, airplane, or car from anywhere in the Gulf South Region. With a 170-boat slip capacity, The Marina is able to hold boats up to 150 feet in length, is home to multiple excursion businesses, as well as the host of the Blue Marlin Grand Championship and The Wharf Boat & Yacht Show.

The Wharf Amphitheater If it's big you want, look no further than The Wharf Amphitheater. With big acts, sound and experience, our 10,000-tiered-seat facility ensures each concert attendee has a great view.

Entertainment & Special Events In addition to the numerous dining and shopping options, visitors can experience special events and attractions throughout the year; including a trip around one of the Southeast's largest Ferris wheels, a train ride down Main Street, car shows, boat shows, parades, New Year's Eve celebration, boating excursions, ice skating during Winter at The Wharf, live music and family activities on the common lawn of Portside on Main, and free, nightly SPECTRA Laser Light Experience show - the options are ever-changing and endless.

Hotel & Condominiums Accommodations at The Wharf include SpringHill Suites by Marriott, a 132-suite hotel with resort-style pool and on-site restaurant with poolside dining. The Wharf also offers nine floors of beautiful 1-4 bedroom luxury condominiums overlooking the Intracoastal Waterway and the marina. While a guest at the condominiums, enjoy an exclusive water park featuring a lazy river and slides in a relaxing family environment.



GROUND FLOOR SITE PLAN

Click image for larger view



AVAILABLE SPACES

SUITE	SF	DESCRIPTION
D-130	4,764	Waterfront space with a large indoor / outdoor bar and patio area.
N-103	1,036	Pending
N-104	1,150	Pending

2ND FLOOR SITE PLAN

Click image for larger view



AVAILABLE SPACES

SUITE	SF	DESCRIPTION
F-219	2,800	Improved office space
L-204	1,400	Upstairs space currently used as office

THE WHARF 2025 STATS



VISITORS

3.8M VISITS

BALDWIN COUNTY, ALABAMA TOURISM 2024 STATS



VISITORS

8.4M VISITORS
21.9% INCREASE OVER 2019



VISITOR
SPENDING

\$7.9B VISITOR SPENDING
52.0% INCREASE OVER 2019



LODGING
REVENUE

\$40M LODGING REVENUE
52.1% INCREASE OVER 2019

DRIVETIME DEMOGRAPHIC MAP



2026 DEMOGRAPHICS

	20 MIN	30 MIN	40 MIN	60 MIN
Population	70,650	95,684	137,264	345,405
Proj. Ann. Growth	2.8%	2.7%	2.5%	1.8%
Avg. HH Income	\$111,902	\$114,593	\$115,346	\$112,164

*Sources: Placer.ai, Alabama Tourism Industry Economic Impact Report 2024