

RETAIL SPACE FOR LEASE IN JUBILEE SQUARE

6850 US Highway 90 | Just East of I-10 | Daphne, Alabama 36526



- Shopping Center Anchored by Dick's Sporting Goods, Ulta, TJ Maxx, Petco, Bed Bath & Beyond, Office Depot, The Fresh Market, and Hobby Lobby
- Combined Traffic Counts of 67,000 VPD
- Located directly on Highway 90 with easy access to I-10 and Highway 98
- Several suites available for lease
- Area Retailers include Bass Pro Shops, JC Penney, Kohls, Dillard's, and Belk

Retail and restaurant spaces available for lease in Jubilee Square Shopping Center in Daphne, Alabama. Located just off I-10 in Daphne; 2021 traffic counts include 64,365 VPD on I-10, 21,656 on US Highway 90, and 43,667 on US Highway 98. Jubilee Square boasts an ideal retail location, amazing visibility, quick and easy access to three main thoroughfares and high-quality, national tenants. Signalized entrance on US Highway 90 also provides direct access to and from I-10.

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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com | Kenny Nichols, PE • 251.654.2989 • kenny@vallasrealty.com
Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | office: 251.344.1444



SUMMARY INFORMATION

Shopping Center GLA:	±360,304 SF
Available Anchor Space:	±20,335 SF
Parking Ratio:	4 per 1000
Curb Cuts:	4 on Highway 90 2 on side streets
Signalized Entrances:	1 on Highway 90 / I-10
2021 Traffic Counts:	64,365 VPD on I-10 21,656 on Hwy 90 43,667 on Hwy 98
Year Built / Remodeled:	1993 / 2018
Zoning:	B-2
Anchor Tenants:	Dick's Sporting Goods, Ulta, TJ Maxx, Petco, The Fresh Market, and Hobby Lobby
For Lease:	Small Shops - \$25.00 PSF Junior Anchor - \$17.00 PSF

BALDWIN COUNTY MARKET

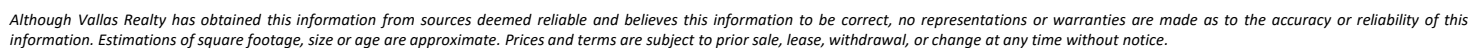
Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. The Daphne-Fairhope-Foley MSA is the 11th Fastest growing MSA in the nation, in 2017, according to the U.S. Census Bureau.

Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs and counties. Baldwin County is projected to become the 4th most populous county in Alabama by 2020.

In 2018, Baldwin County enjoyed another stellar year of growth in manufacturing and retail as the county's economy continued to boom. Baldwin County was number one in the state in incoming business, workforce talent attraction and job growth for the year. National publication *Site Selection* again rated Alabama among the top states in its annual State Business Climate survey, reflecting its consistent attractiveness for high-value economic development projects. Overall, Alabama was ranked No. 8 in its Business Climate analysis. In a survey, consultants and corporate real estate executives placed Alabama at No. 7. Alabama previously scored in the Top 10 in both 2016 and 2017 *Site Selection* surveys.

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Junior Anchor Floor Plan



Photographs of Shopping Center



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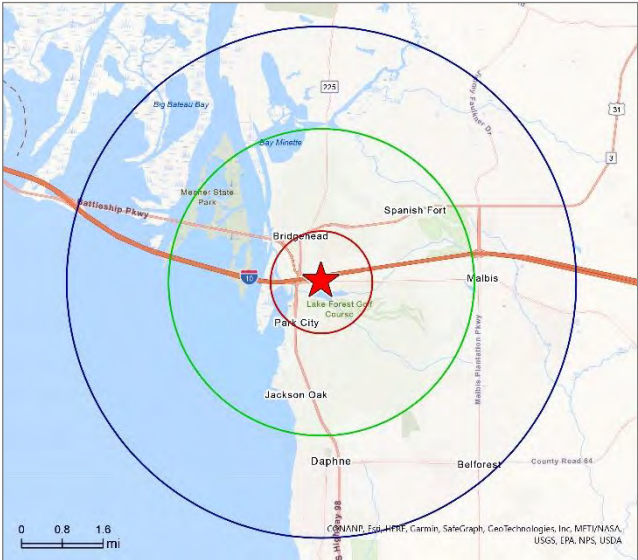
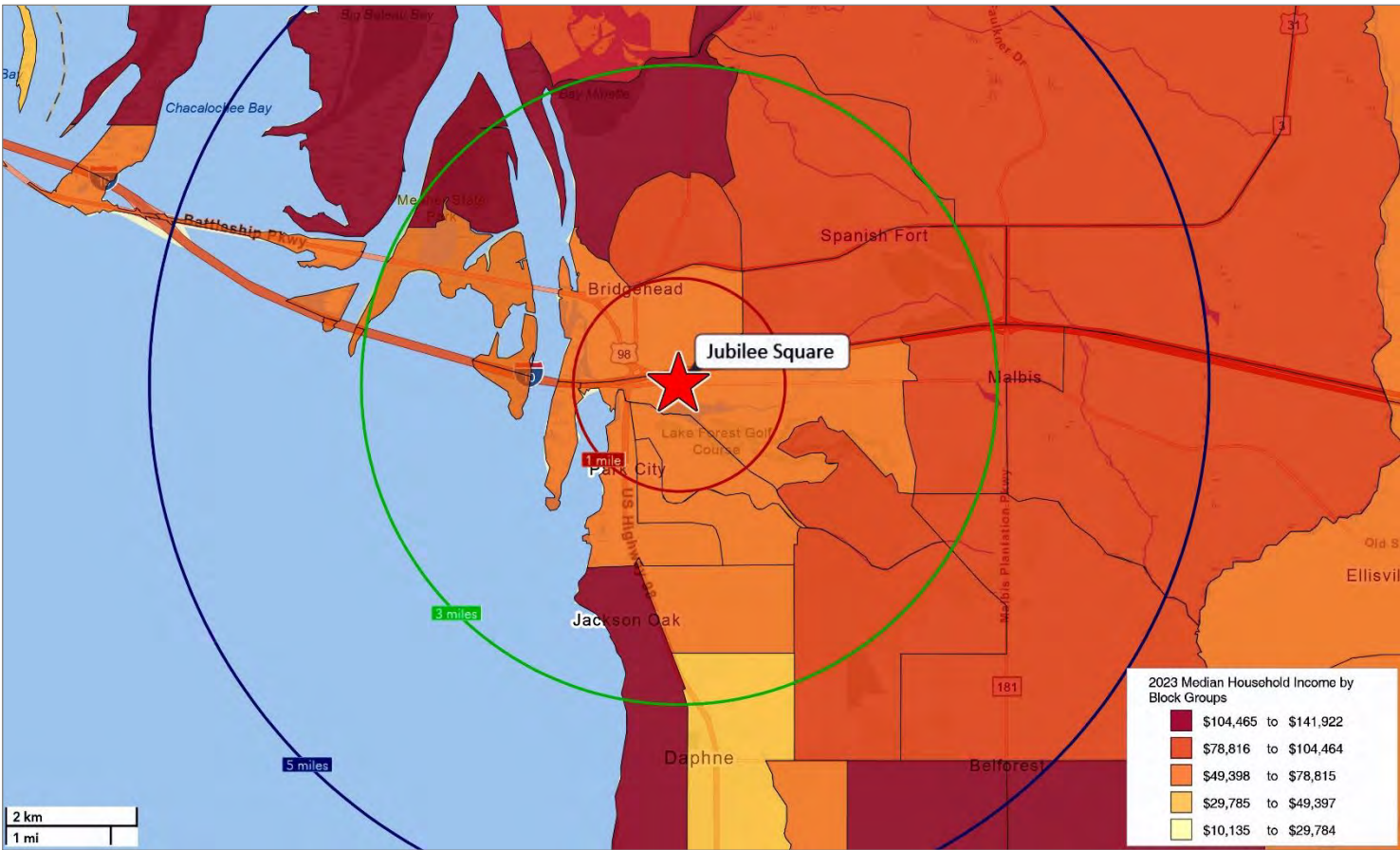


KCS, Baldwin County, Pictometry, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Median Household Income Heat Map and Demographics

JUBILEE SQUARE | RETAIL SPACE FOR LEASE | US HIGHWAY 90 | DAPHNE, AL



2023 Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,552	24,861	43,848
Median Age	49.0	43.5	42.4
Largest Median Age Group	55-64	55-64	55-64
Annual Population Growth Projection for 2021-2026	0.50%	0.68%	1.17%
Total Daytime Population	5,961	21,776	41,117

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,153	10,473	18,842
Average Household Size	2.09	2.43	2.45
Average Household Income	\$82,712	\$113,727	\$119,929

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	57.0%	69.4%	70.0%
Renter Occupied Houses	30.1%	22.9%	22.1%
Median House Value	\$193,635	\$251,418	\$281,406

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