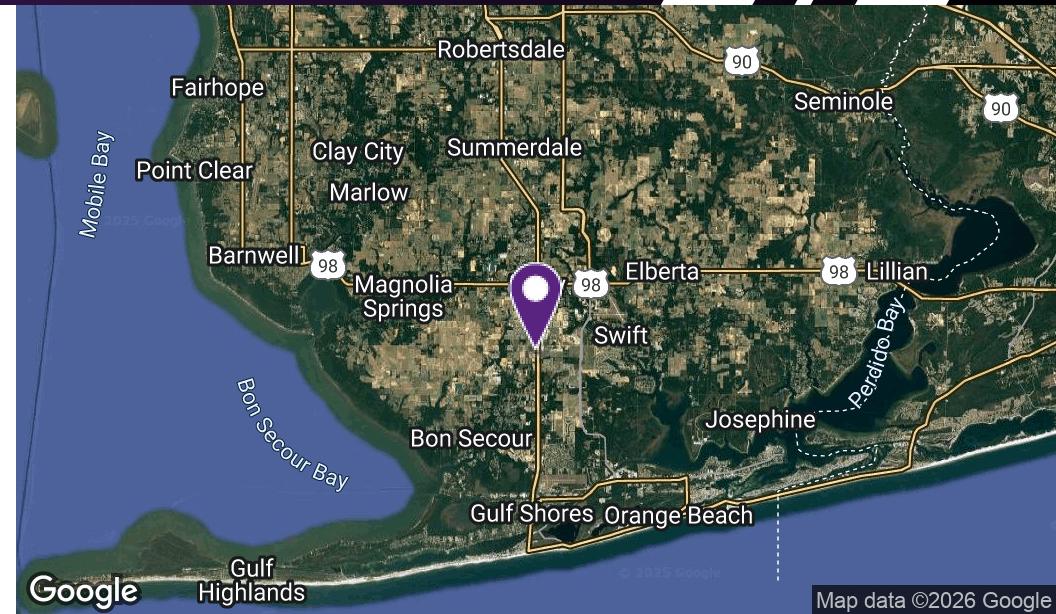


# FOLEY LAND FOR LEASE

## 3230 S MCKENZIE ST, FOLEY, AL 36535



### PROPERTY HIGHLIGHTS

- Strong residential growth: Foley's population grew by approximately 14.5% between 2020 and 2022
- The property is located on Highway 59, Foley's primary retail corridor, with excellent visibility and access to Gulf Shores and downtown.
- Nearby South Baldwin Regional Medical Center is undergoing a \$250 million expansion.
- The site is minutes from OWA Parks & Resort, which attracts approximately 6.8 million visitors annually.
- The nearby Foley Sports Tourism Complex draws more than 256,000 visitors per year
- Site can be subdivided

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Lot Size:	3.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,137	8,856	18,102
Total Population	2,449	21,054	42,515
Average HH Income	\$72,227	\$70,482	\$75,269

Matthew Buckalew  
Bradley Keller  
Sam Centeno

Retail Brokerage  
Retail Brokerage  
Retail Brokerage

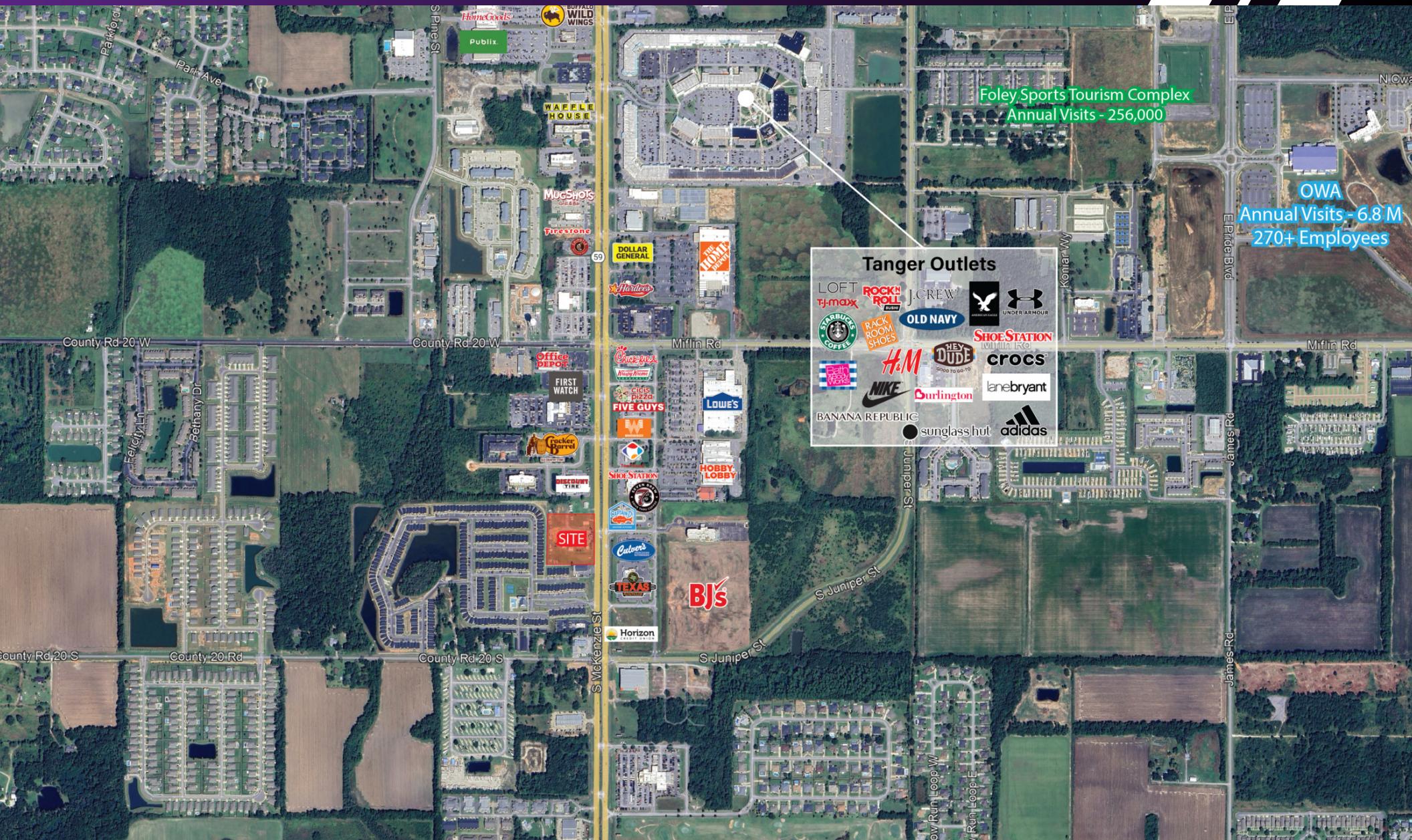
334.322.6203  
251.367.8531  
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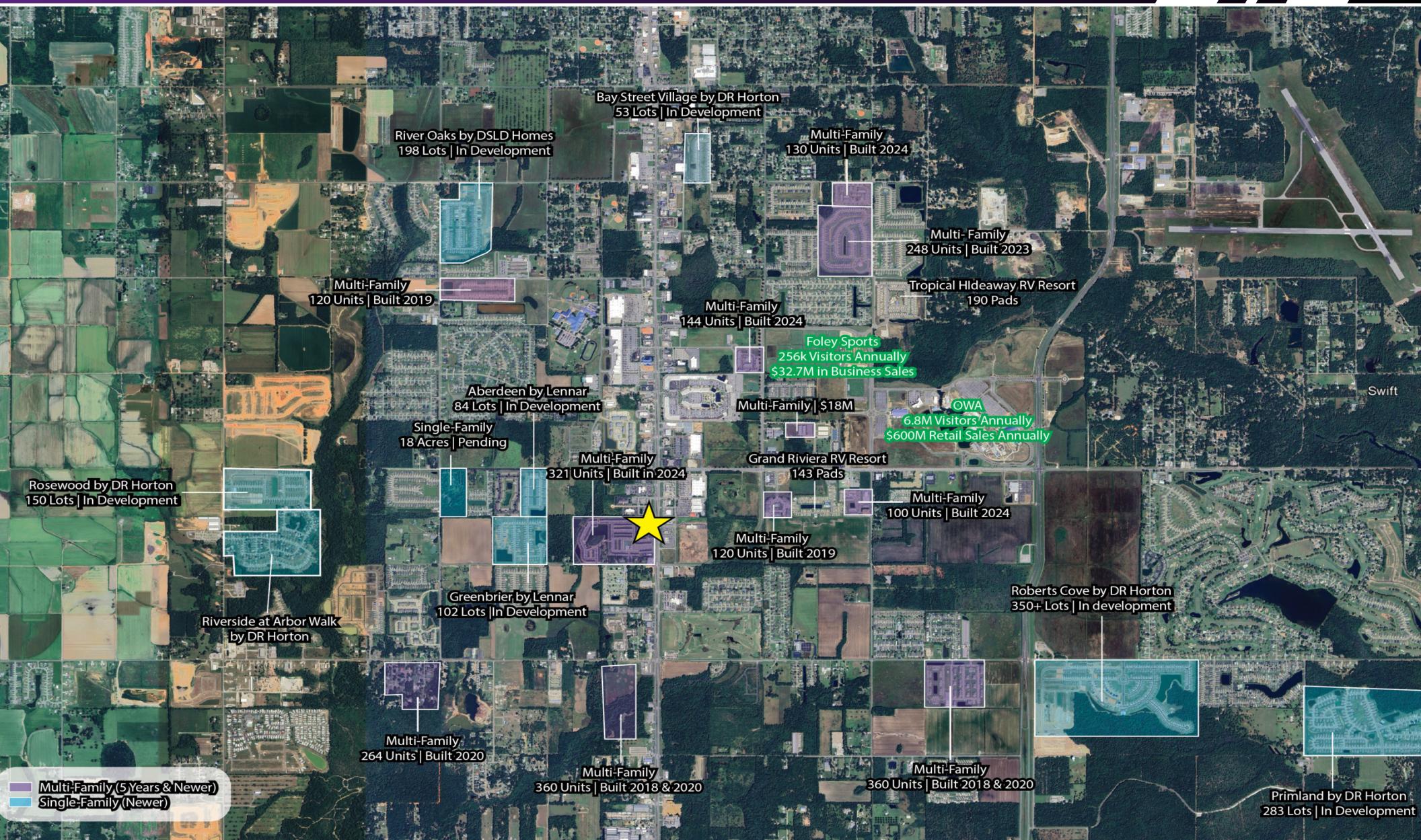
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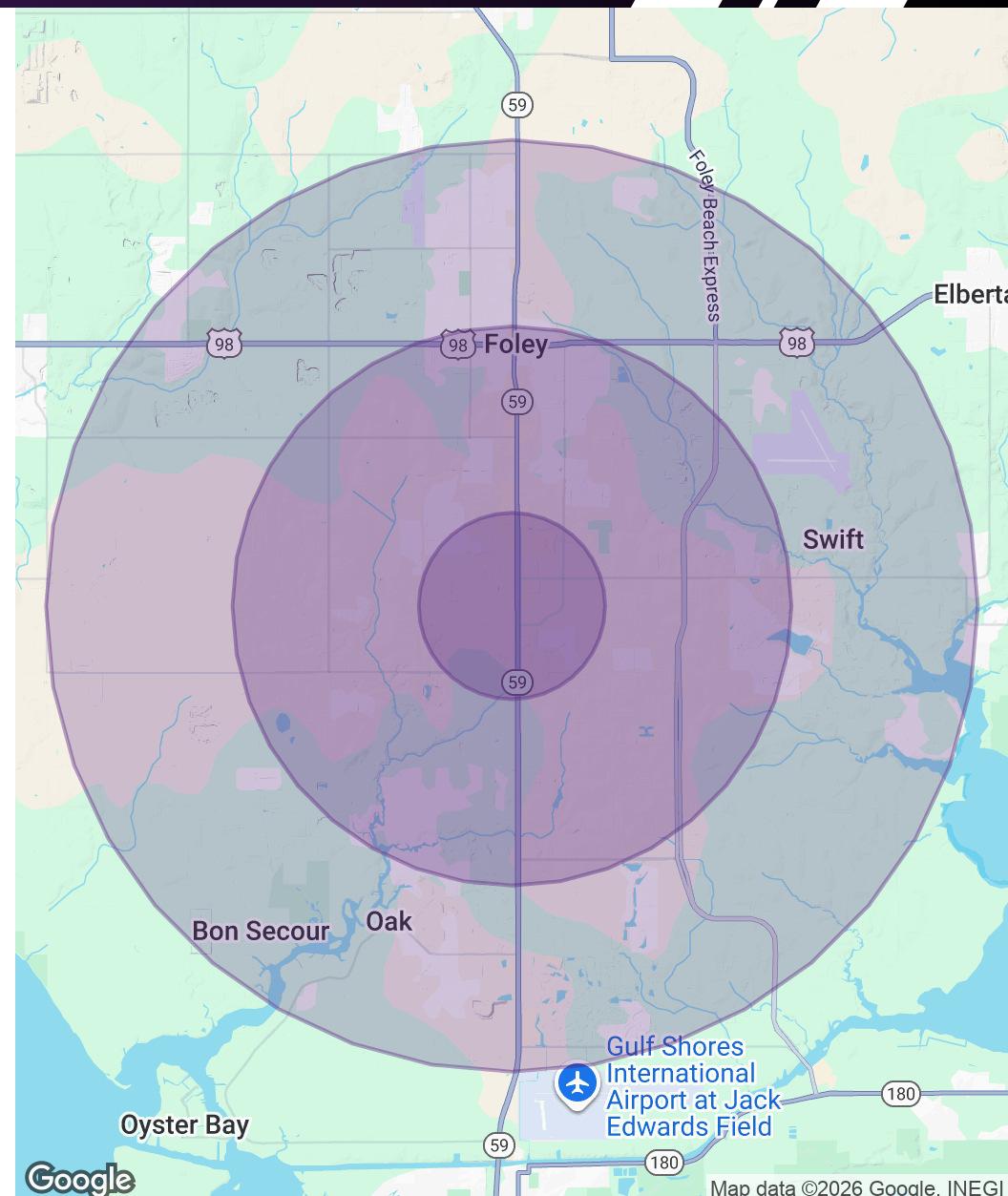
# FOLEY LAND FOR LEASE

## 3230 S MCKENZIE ST, FOLEY, AL 36535

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,449	21,054	42,515
Average Age	44	44	45
Average Age (Male)	42	43	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,137	8,856	18,102
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$72,227	\$70,482	\$75,269
Average House Value	\$279,984	\$303,054	\$323,231

Demographics data derived from AlphaMap



Map data ©2026 Google, INEGI

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