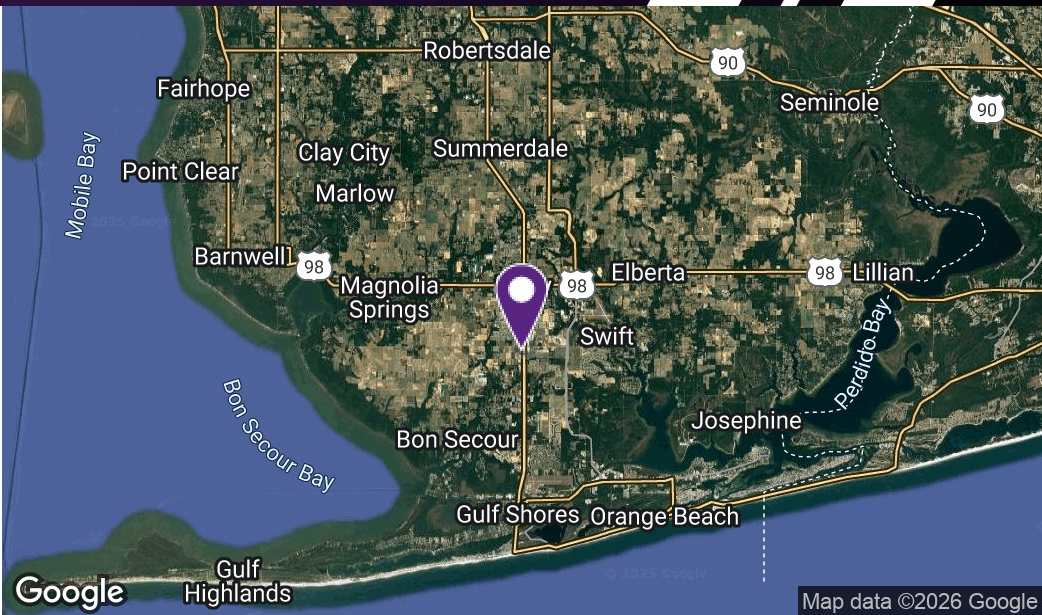


# FOLEY LAND FOR LEASE

## 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    Retail Brokerage    334.322.6203    mbuckalew@southpace.com  
Bradley Keller    Retail Brokerage    251.367.8531    bkeller@southpace.com  
Sam Centeno    Retail Brokerage    205.326.2222    scenteno@southpace.com

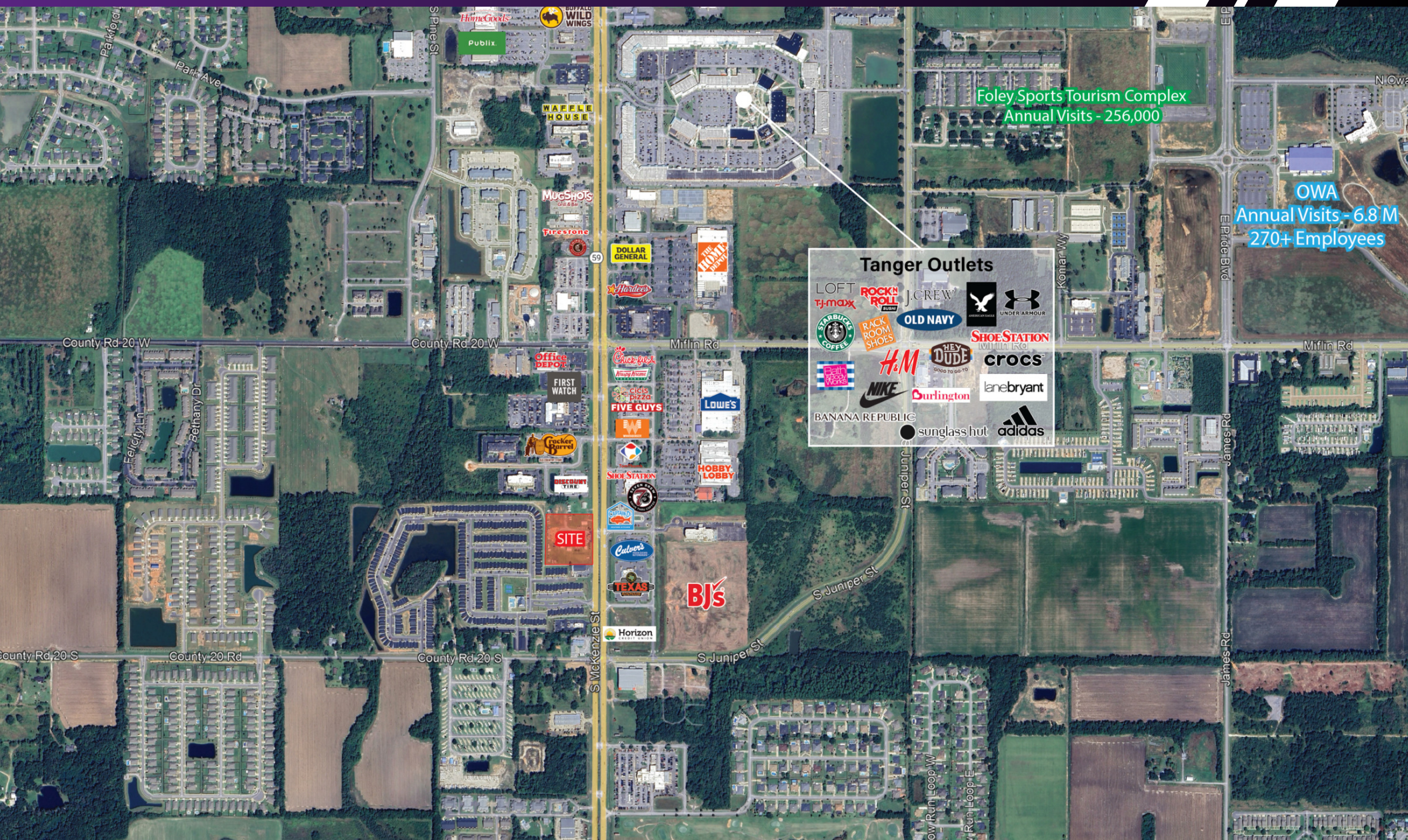
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.





# FOLEY LAND FOR LEASE

## 3230 S MCKENZIE ST, FOLEY, AL 36535



Matthew Buckalew  
Bradley Keller  
Sam Centeno

Retail Brokerage  
Retail Brokerage  
Retail Brokerage

334.322.6203  
251.367.8531  
205.326.2222

mbuckalew@southpace.com  
bkeller@southpace.com  
scenteno@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.





# FOLEY LAND FOR LEASE

## 3230 S MCKENZIE ST, FOLEY, AL 36535



Matthew Buckalew  
Bradley Keller  
Sam Centeno

Retail Brokerage  
Retail Brokerage  
Retail Brokerage

334.322.6203  
251.367.8531  
205.326.2222

mbuckalew@southpace.com  
bkeller@southpace.com  
scenteno@southpace.com

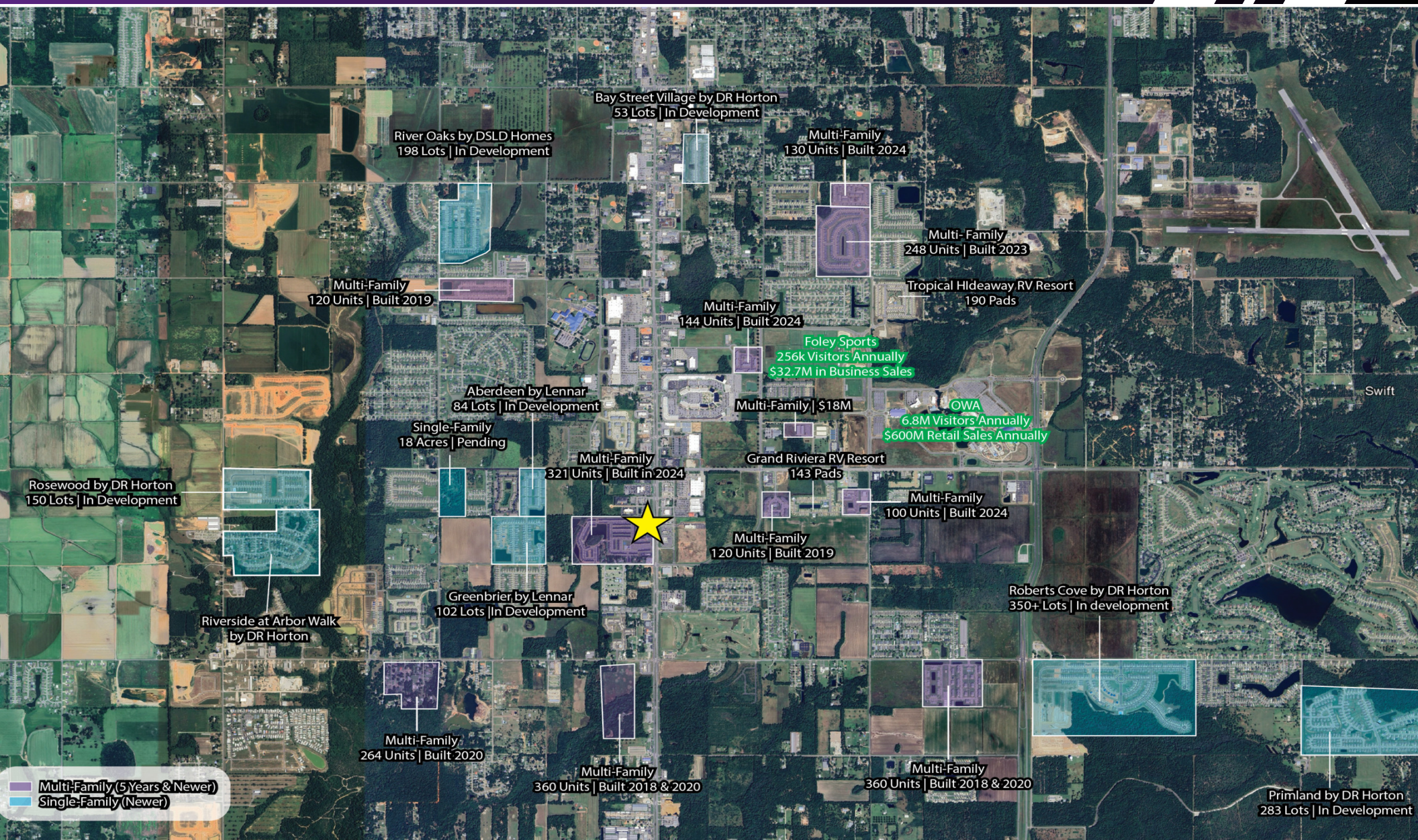
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.





# FOLEY LAND FOR LEASE

## 3230 S MCKENZIE ST, FOLEY, AL 36535



Matthew Buckalew  
 Bradley Keller  
 Sam Centeno

Retail Brokerage  
 Retail Brokerage  
 Retail Brokerage

334.322.6203  
 251.367.8531  
 205.326.2222

mbuckalew@southpace.com  
 bkeller@southpace.com  
 scenteno@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.





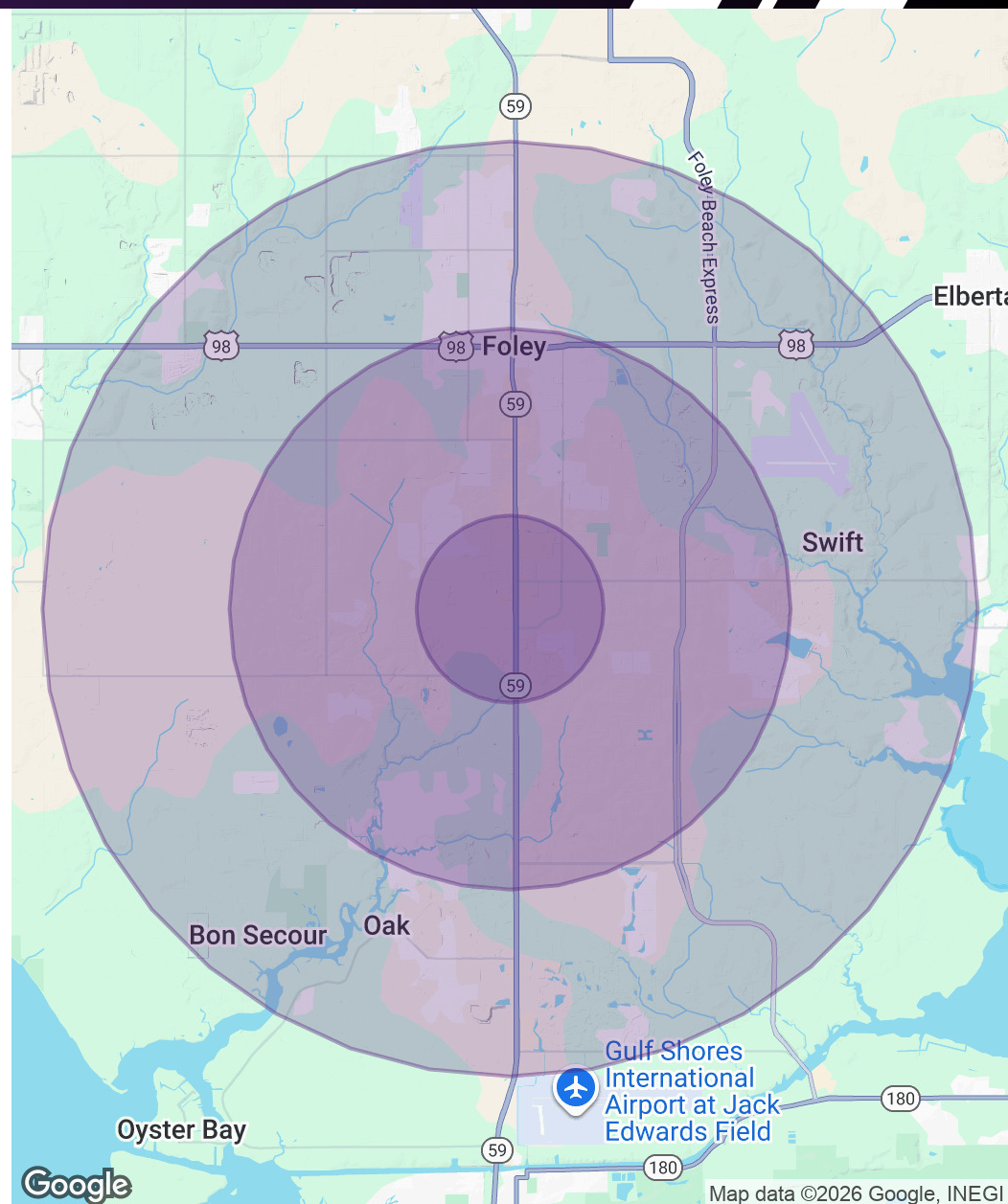
# FOLEY LAND FOR LEASE

## 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



Matthew Buckalew  
Bradley Keller  
Sam Centeno

Retail Brokerage  
Retail Brokerage  
Retail Brokerage

334.322.6203  
251.367.8531  
205.326.2222

mbuckalew@southpace.com  
bkeller@southpace.com  
scenteno@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

