

SUMMARY

SITE PLAN

LOCATION AERIAL

DEMOGRAPHICS



FOR LEASE

PROPERTY OVERVIEW

Stirling Properties is pleased to market this New Retail Strip Center development with approximately 6,000 SF of new retail space on a ±1.31-acre site along the AL-59/S. McKenzie Street corridor in Foley, Alabama — ranked among the top 10 fastest-growing cities in the U.S.

Positioned within a dominant retail corridor with 39,745 vehicles per day, the site is surrounded by national tenants including Walmart, Home Depot, Lowe’s, Publix, Academy Sports, Hobby Lobby, and Marshalls & HomeGoods, with Tanger Outlets Foley just minutes away.

Just 10 miles from the Alabama Gulf Shores, Foley benefits from a booming tourism economy — 6.5 million beach visitors and \$6.7 billion in spending in 2024 alone. The five-mile trade area encompasses nearly 39,300 residents and is growing with an average household income of \$92,858.

Exceptional visibility, proven traffic, and one of the strongest growth communities in the Southeast.

OFFERING SUMMARY

Lease Rate	\$50.00 SF/YR
Available SF	1,200 - 2,800 SF
Building Size	6,000 SF

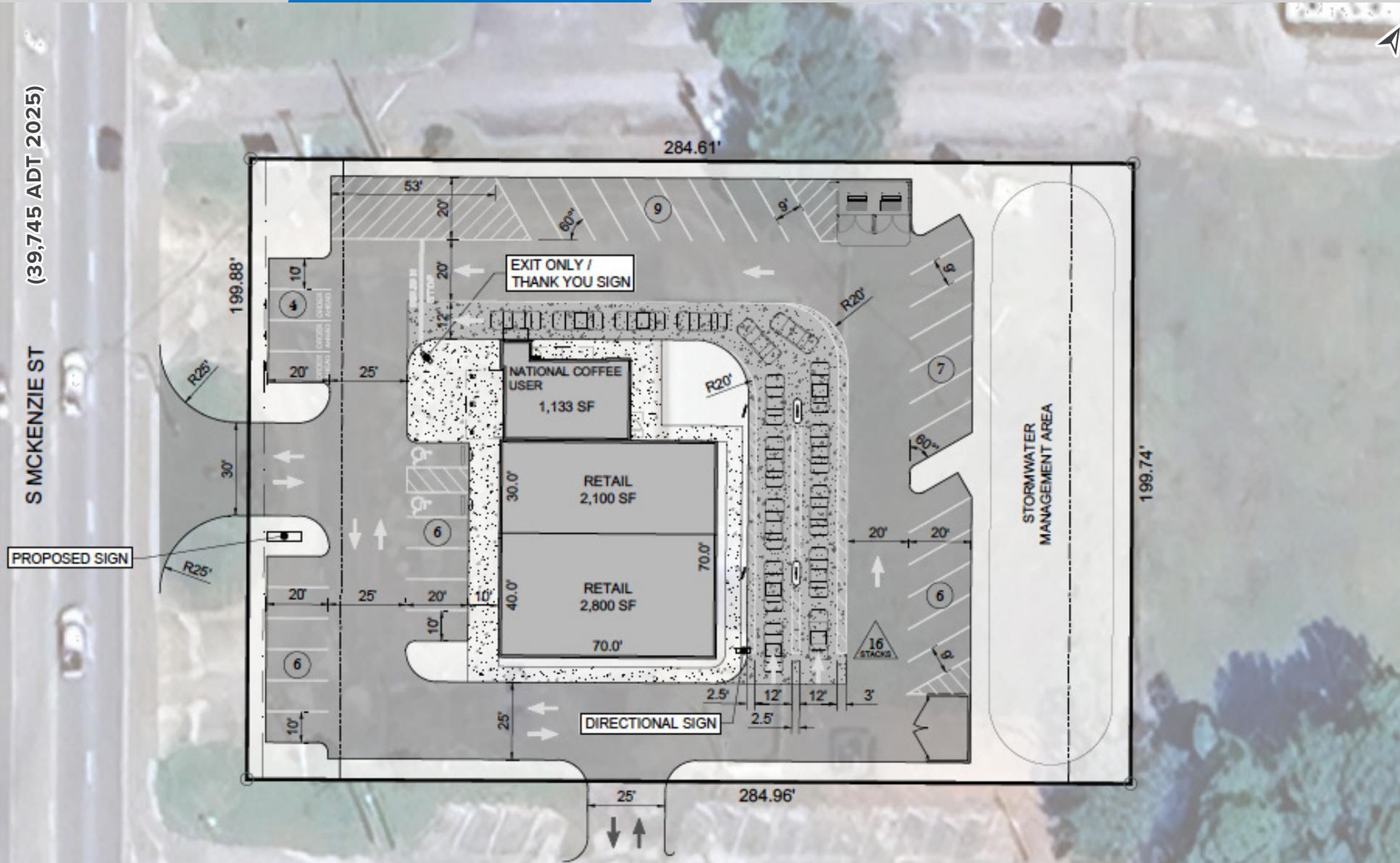
SPACES	LEASE RATE	SPACE SIZE
Suite 1 - Endcap W/Drive Thur	\$50.00 SF/YR	1,100 - 2,000 SF
Suite 2 - Inline Space	\$50.00 SF/YR	1,200 - 2,100 SF
Suite 3 - Endcap	\$50.00 SF/YR	1,200 - 2,800 SF

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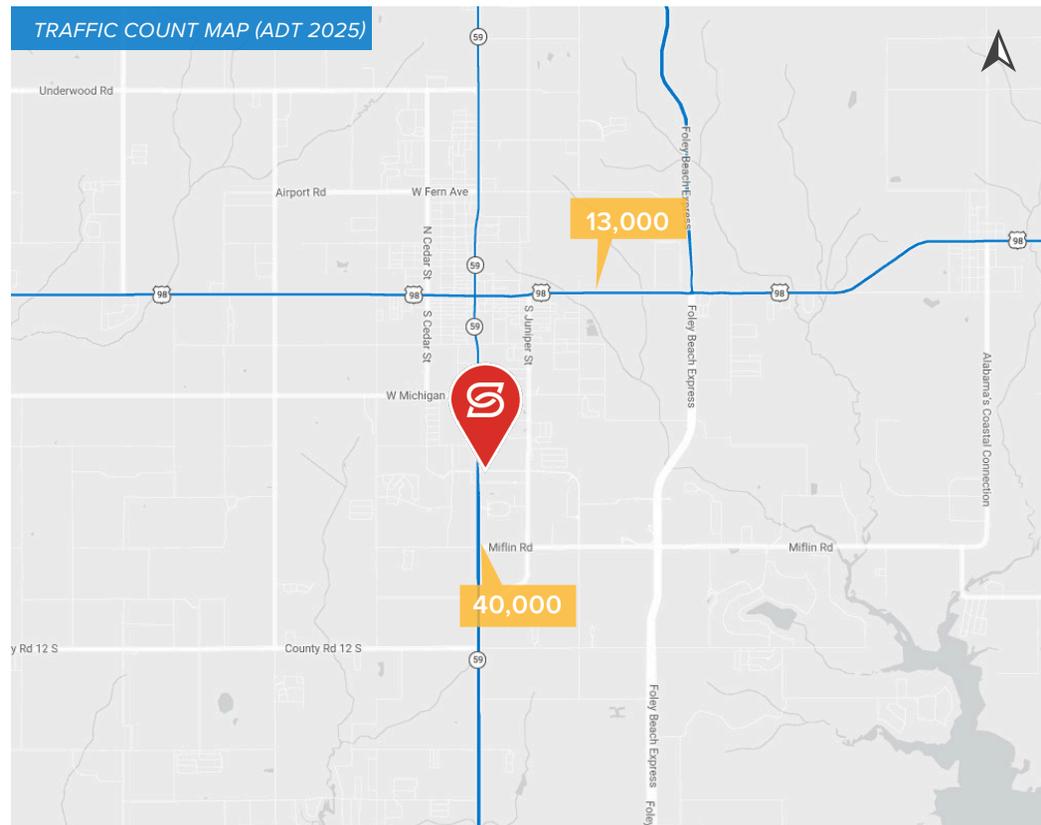
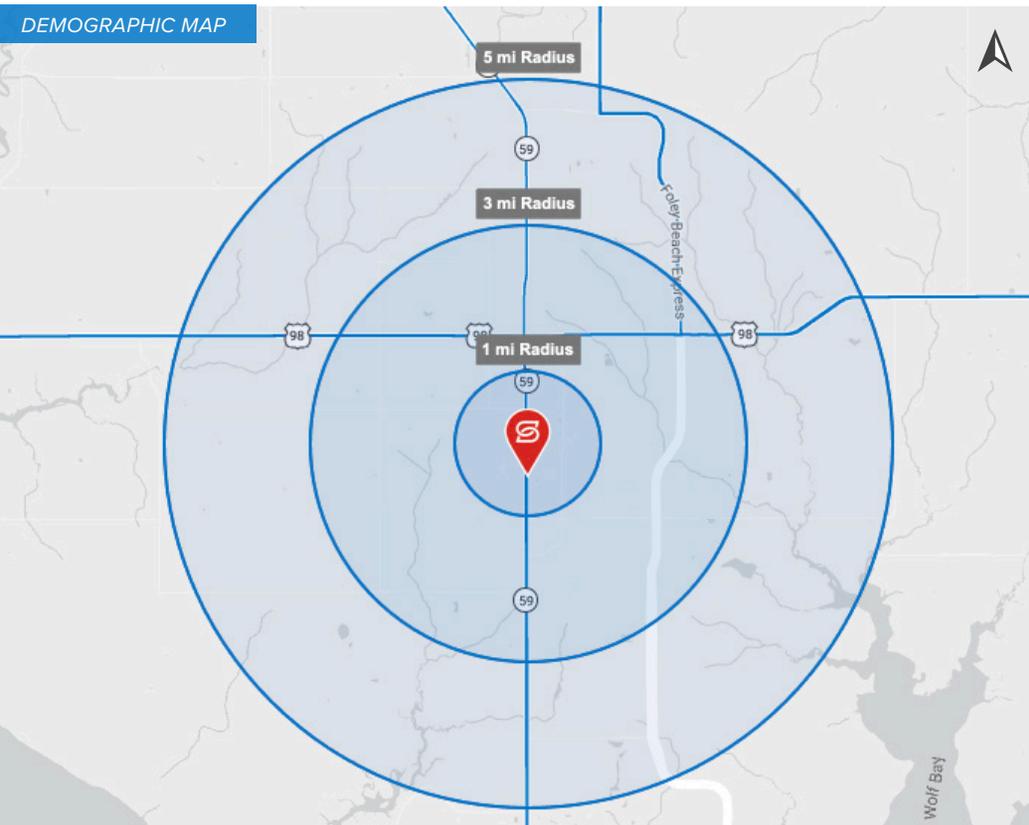
- Tanger Outlets - Foley**
- NIKE
 - RALPH LAUREN
 - SHOE STATION
 - chico's
 - AMERICAN EAGLE
 - MACYS
 - LENSCRAFTERS
 - SOMA
 - aerie
 - ANN TAYLOR FACTORY STORE
 - TORRID
 - MICHAEL KORS
 - Clarks
 - zumiez
 - Columbia
 - Edie Bauer
 - H.M
 - francesca's
 - COACH
 - kate spade
 - Starbucks
 - carter's
 - GNC
 - EXPRESS
 - TJ-maxx
 - BANANA REPUBLIC
 - OLD NAVY
 - JOHNSTON & MURPHY
 - LOFT OUTLET
 - TALBOTS
 - AÉROPOSTALE

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2025 DEMOGRAPHICS

POPULATION

5 MIN	10 MIN	15 MIN
4,521	20,627	41,724

AVG. HH INCOME

5 MIN	10 MIN	15 MIN
\$68,400	\$86,121	\$93,422

HOUSEHOLDS

5 MIN	10 MIN	15 MIN
1,957	8,877	17,783