

RETAIL SPACES FOR LEASE IN FOLEY, ALABAMA

Foley Square / Riviera Square | US Highway 59 | Foley, Alabama



- Shopping Center anchored by Publix, Ross, Academy, PetSmart, TJ Maxx, Marshall's and Home Goods & Ulta
- Area Retailers include GAP, Old Navy, Hobby Lobby, Kirkland's, Big Lots, etc.
- One large and two small spaces available
- Located near the Intersection of Highway 59 & County Road 20 in Foley, Alabama
- Traffic Counts at site are 37,747 VPD as of 2023 (*per ALDOT*)

Retail spaces available for lease in Foley Square / Riviera Square in Foley, Alabama. Located near the intersection of Highway 59 and County Road 20, traffic counts at the site are 37,747 as of 2023, per ALDOT. Foley Square / Riviera Square boasts an ideal retail location in the fastest growing county in Alabama, and the 7th fastest growing in the US. Property has amazing visibility, ease of access and premium national tenants. Three signalized entrances on Highway 59, and cross access with Walmart Supercenter parking lot also provide quick and easy access to the center from Baldwin County's most traveled thoroughfare.

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REALTY, INC.**

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.

Site Plan and Property Details



SUMMARY INFORMATION

Address:	2524 S McKenzie St (Highway 59)
Available Space:	±1,449 - \$26 PSF NNN ±1,492 SF - \$20 PSF NNN ±10,000 SF - \$18 PSF NNN
Curb Cuts:	4 on Highway 59 2 on side streets
Signalized Entrances:	3 on Highway 59
2023 Traffic Counts:	37,747 AADT on Highway 59
Year Built:	2018
Anchor Tenants:	Publix, Marshalls, Home Goods, Ulta, Five Below, PetSmart, Ross and Academy

FOLEY MARKET OVERVIEW

Baldwin County is the largest county in Alabama by area, and one of the largest in the southeast. Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3 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. The Daphne-Fairhope-Foley MSA is the 7th Fastest growing MSA in the nation, according to the U.S. Census Bureau, having seen a growth rate of 58% since 2000.

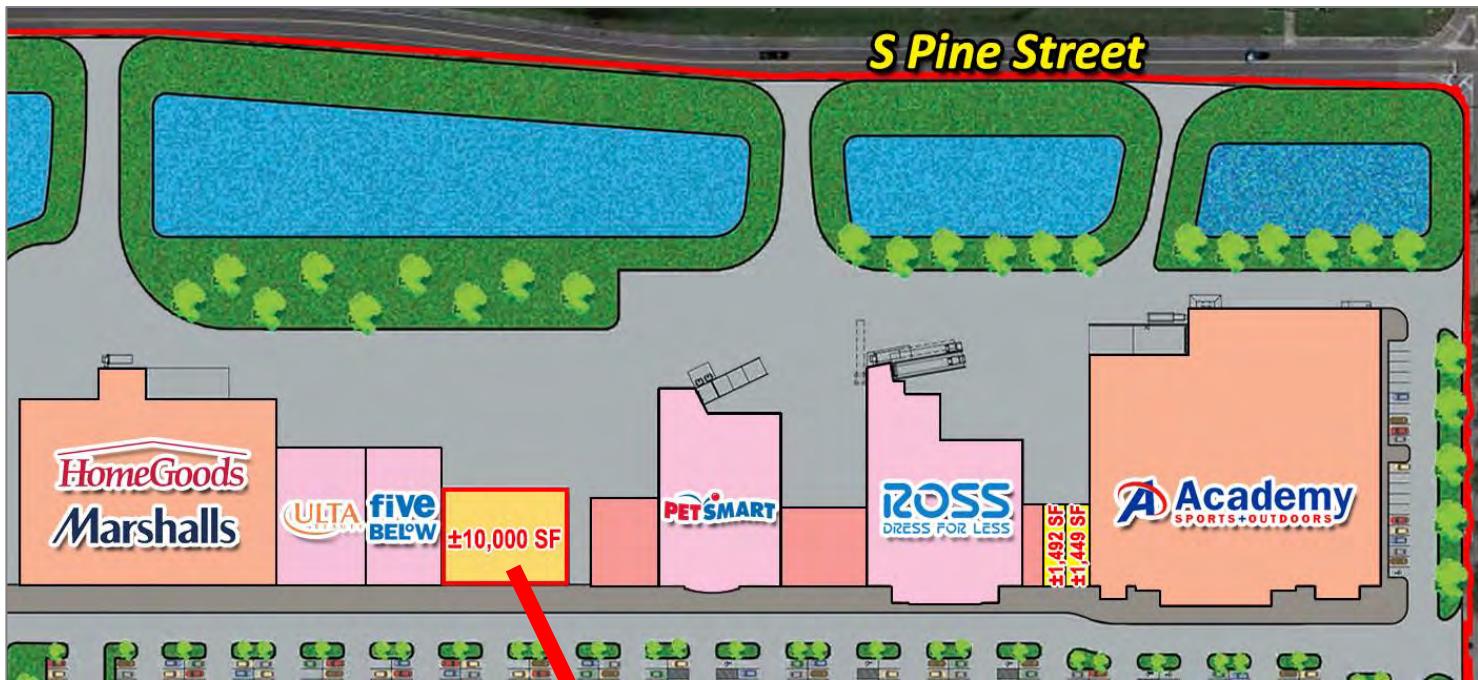
In May of 2021, Culverhouse School of Business Center for Business and Economic Research at the University of Alabama reported that Baldwin County is the fastest growing county in the State, expected to see a substantial growth of 65.1% from 2010-2040. Baldwin County is also home to four of the Top 10 Fastest Growing Cities: Daphne (8), Fairhope (2), Foley (3), and Gulf Shores (5). Also in 2021, Baldwin County surpassed Montgomery County as the State's fourth most-populous county. Baldwin County ranks among Alabama's top 5 Counties for business growth, GDP growth, new building permits and business investment.

Foley / Gulf Shores tourists report an Average Household Income of \$93,000 per year & enjoy a longer length of stay. Located only 7 mi North of Gulf Shores & Orange Beach, Alabama. Foley is the 4th safest city in Alabama, according to backgroundchecks.org (2019). Foley has seen a 46% increase in tourism to 6.8 million visitors annually since 2010.

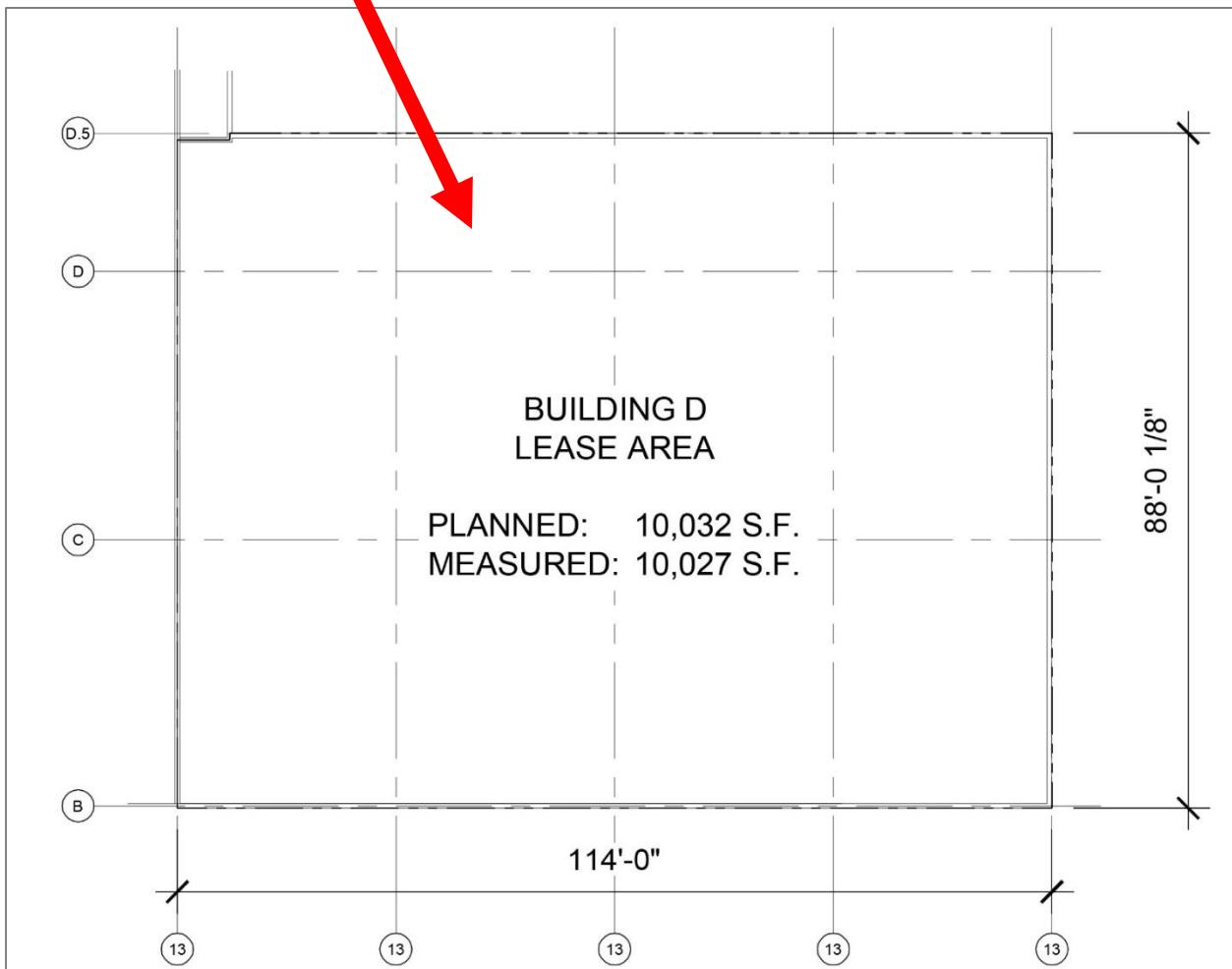
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Floor Plan of Suite 2524



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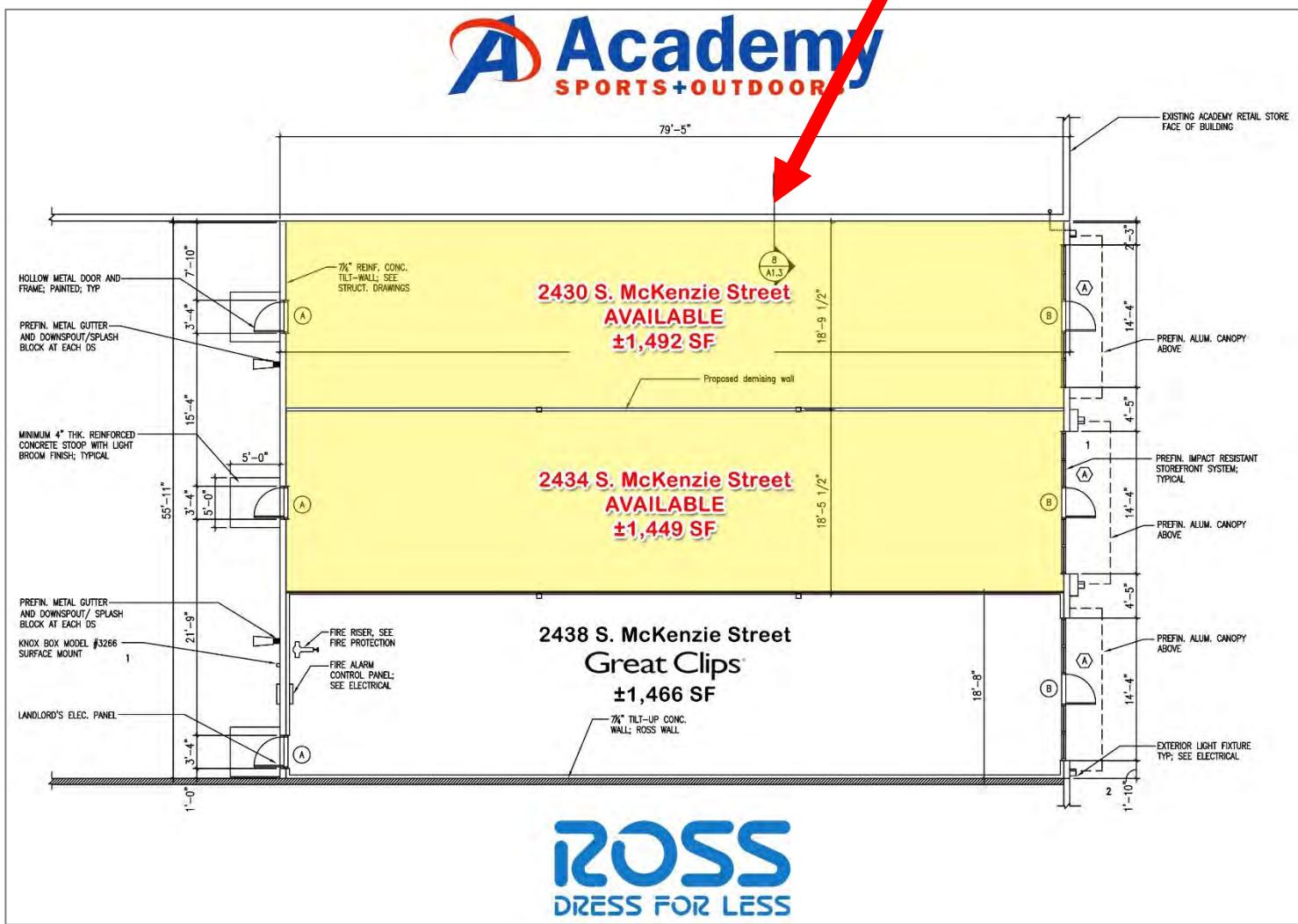
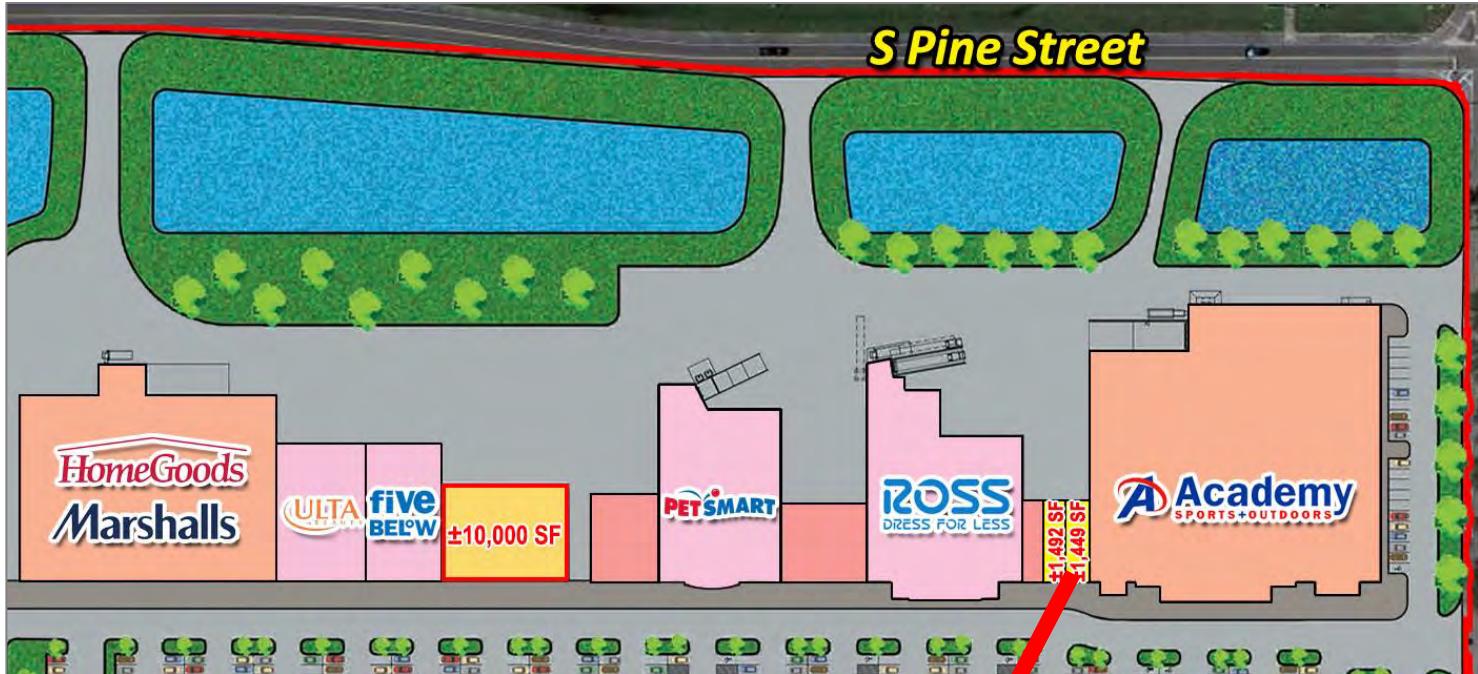
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S Pine Street

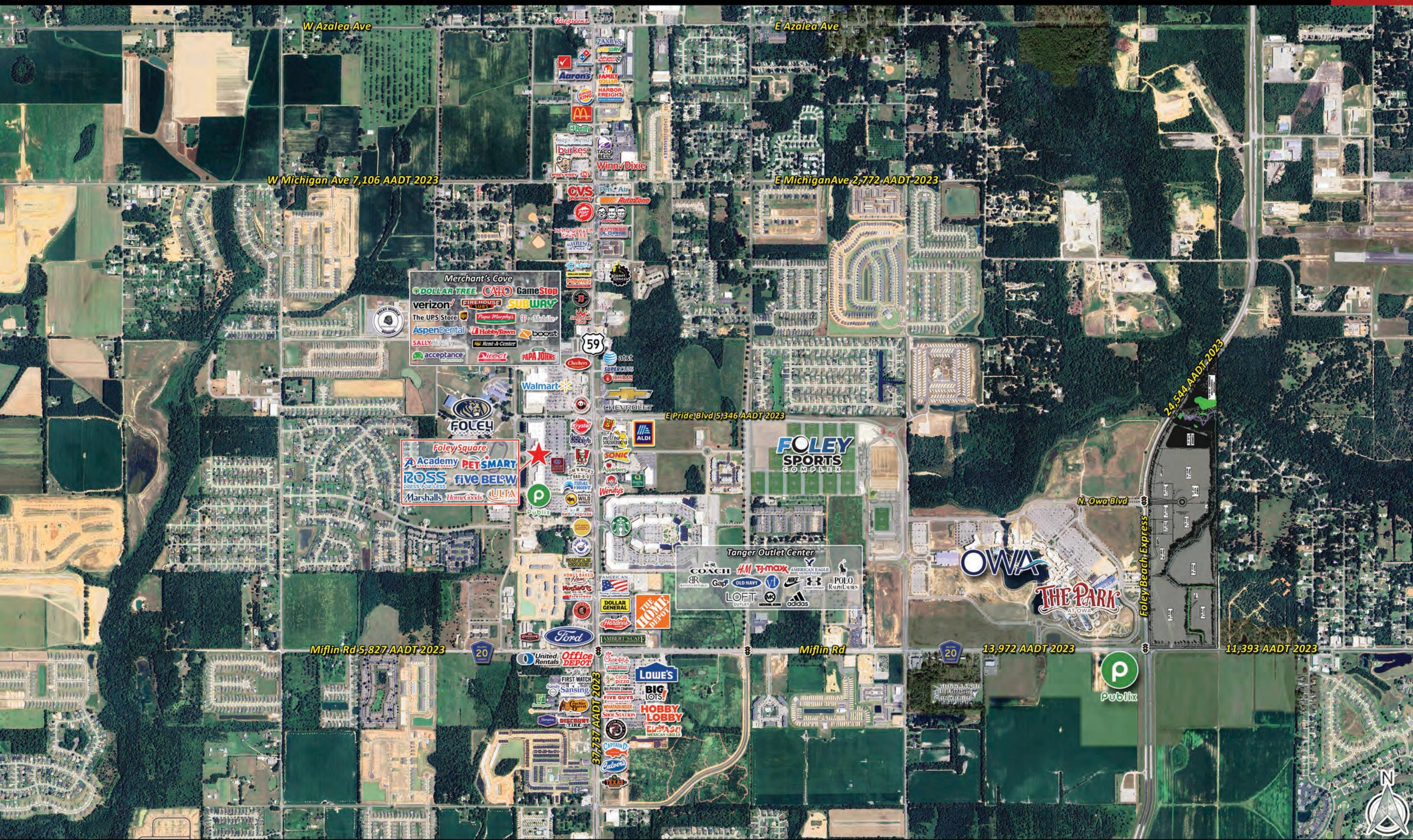


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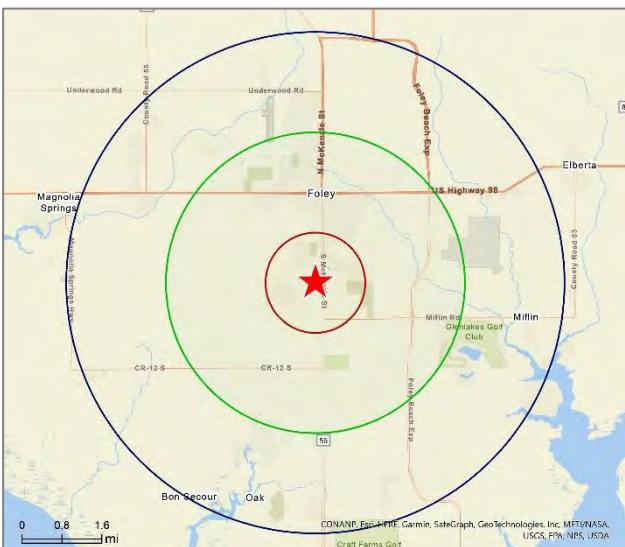
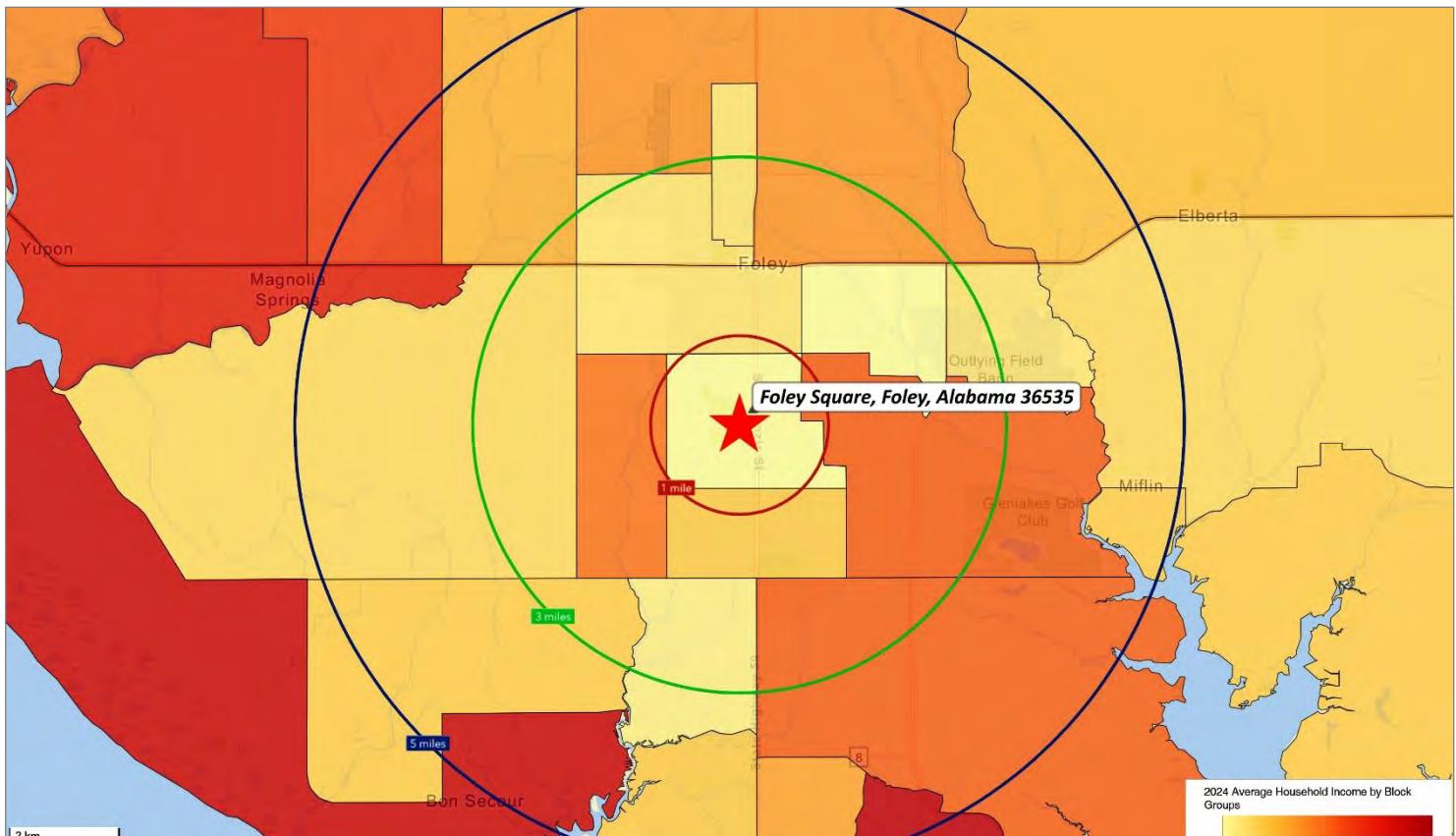
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Drone Photo and Demographics



2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,866	21,710	44,118
Median Age	41.9	44.5	44.5
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2024-2029	0.46%	1.13%	1.23%
Total Daytime Population	6,812	24,990	42,092

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,723	9,194	18,824
Average Household Size	2.24	2.35	2.33
Average Household Income	\$59,563	\$71,278	\$78,513

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	46.6%	46.6%	59.0%
Renter Occupied Houses	43.7%	30.7%	28.6%
Average Home Value	\$323,088	\$304,490	\$328,290

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