

# RETAIL SPACE FOR LEASE IN JUBILEE SQUARE

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



- Anchored by Dick's Sporting Goods, Ulta, TJ Maxx, Petco, Office Depot, Fresh Market, Five Below, and Hobby Lobby
- Located in heavy retail area, surrounded by large national & regional retailers
- Located directly on US Highway 90 with access to US Highway 90 and Highway 98
- Exposure to and visibility from I-10
- Two small shops and one junior anchor suite available for lease

Retail spaces available for lease in Jubilee Square Shopping Center in Daphne, Alabama. Two small shop spaces and one junior anchor available immediately. Located just off I-10 in Daphne, with 2024 traffic counts including 64,199 AADT on I-10, 19,041 AADT on US Highway 90, and 41,778 AADT on US Highway 98, per ALDOT. 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.



*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.*

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# Site Plan and Property Details



## SUMMARY INFORMATION

Shopping Center GLA:	±360,304 SF
Available Spaces:	
Suite G02	±2,800 SF     \$19.50 PSF
Suite J10:	±1,250 SF     \$26.50 PSF
Anchor D:	±20,322 SF    \$17.00 PSF
Parking Ratio:	4 per 1000
Curb Cuts:	4 on Highway 90 2 on side streets
Signalized Entrances:	1 on Highway 90 / I-10
2024 Traffic Counts:	64,199 VPD on I-10 19,041 on Hwy 90 41,778 on Hwy 98
Year Built / Remodeled:	1993 / 2018
Zoning:	B-2
NNN:	\$5.54 PSF
Anchor Tenants:	Dick's Sporting Goods, Ulta, TJ Maxx, Petco, The Fresh Market, and Hobby Lobby

## 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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# Photographs of Shopping Center

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

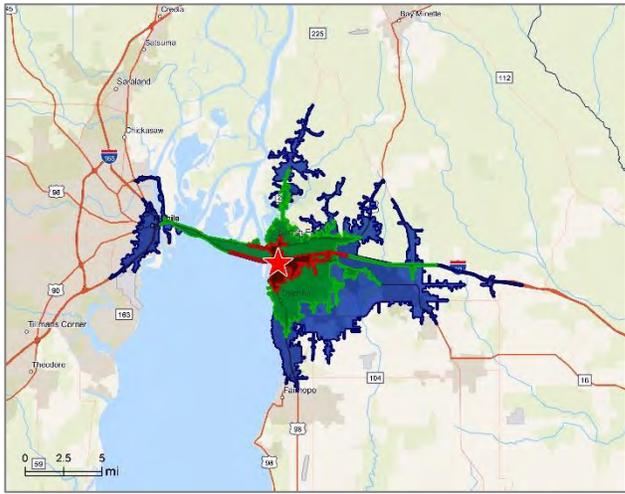


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# Site Aerial and Demographics

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



2025 Demographics	5 min	10 min	15 min
Total Population	4,141	30,077	69,880
Median Age	41.3	42.0	40.4
Largest Median Age Group	25-34	35-44	35-44
Annual Population Growth Projection for 2025-2030	1.53%	1.75%	1.64%
Daytime Population	5,533	31,758	82,312

Households & Income	5 min	10 min	15 min
Total Households	1,974	12,304	27,910
Average Household Size	2.07	2.41	2.43
Average Household Income	\$91,025	\$110,134	\$104,449

Housing & Value	5 min	10 min	15 min
Owner Occupied Houses	59.9%	72.1%	67.3%
Renter Occupied Houses	40.1%	27.9%	32.7%
Average House Value	\$304,459	\$390,154	\$396,839

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