

FOR LEASE

BARRACK'S PARK | OFFICE/RETAIL
8531 Spanish Fort Blvd. | Spanish Fort, AL



Property Features

Available Spaces:

Building 2: Suite 202 - 800± SF (\$1,375/MONTH MG)

Building 3: 1,600± SF (\$2,500/MONTH MG)

Suite 301 - 800± SF (\$1,450/MONTH MG)

Suite 302 - 800± SF (\$1,375/MONTH MG)

- Zoning: B-2
- Total park size: four buildings totaling 6,400± SF
- Second floor has private entrance
- Ideal for office and retail tenants
- Great visibility to Highway 31
- Vibrant corridor with strong demographics
- Located on a 5 lane, high traffic throughfare

LEASE RATE:

\$1,375 - \$2,500/MONTH MG



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Location Description:

Barrack's Park is a four-building complex located on Spanish Fort Blvd. (HWY 31) approximately midway between HWY 98 and HWY 181. Proximate to residential neighborhoods and retail including: the Eastern Shore Town Center to the east and Spanish Fort Town Center (Bass Pro Shop) to the west. The property features neatly maintained landscaping with hard wood trees. Barrack's Park is located in central Baldwin County—the 2nd fastest growing county in Alabama.

US HWY 31	0.1 miles
US HWY 181	1.4 miles
I-10	2.1 miles
US HWY 90	2.7 miles
US HWY 98/Daphne	3.1 miles
Downtown Mobile	10.1 miles
Fairhope, AL	12.3 miles
Mobile Aeroplex at Brookley	14.2 miles
Mobile Regional Airport	27.3 miles



Demographics: Driving Times

2023	5 Min	10 Min	15 Min
Population	4,811	20,142	58,587
Households	1,828	7,637	22,687
Total Businesses	269	808	2,329
Average Income	\$116,996	\$114,683	\$108,012

*Full Demographics Reports available on request.

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