

FOR SALE OR LEASE

PROPERTY OVERVIEW

Located on Old Highway 31, this 2,040 SF building is purpose-built for a brewery or similar hospitality use. Renovated into a brewery in 2020, it features a brewery production area, full-service kitchen/bar, indoor seating, patio seating, ADA-compliant restrooms, walk-up window, dry storage, and cooler space. Situated on 0.62 acres in Highway 31 Commerce Park with ample parking and convenient access. Space will be available to move in on June 1, 2025.

SALE PRICE

- \$800,000

LEASE PRICE

- \$5,300/month NNN

NEARBY AMENITIES

- Spanish Fort Center
- Eastern Shore Centre
- Rockwell Elementary School
- Meaher State Park
- Thomas Hospital Emergency

LOCATION HIGHLIGHTS

- Approximately 5 minutes from I-10
- Strategic access to US 90 and US 98
- Rapidly developing area in Baldwin County
- Close proximity to Meaher State Park
- Near top-rated Spanish Fort schools



SUMMARY

MAP

PHOTOS

SITE PLAN

DEMOGRAPHICS



stirling

STEADMAN BETHEA

Office: 251-342-7229

Direct: 850-467-1047

sbethea@stirlingprop.com

GANTT WILKINSON

Office: 251-342-7229

Direct: 251-895-9859

gwilkinson@stirlingprop.com

BREW PUB FACILITY

11133 Old Hwy 31, Spanish Fort, AL

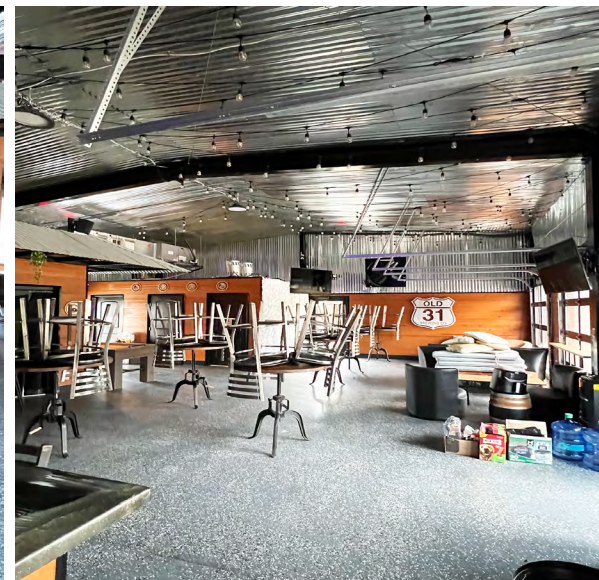
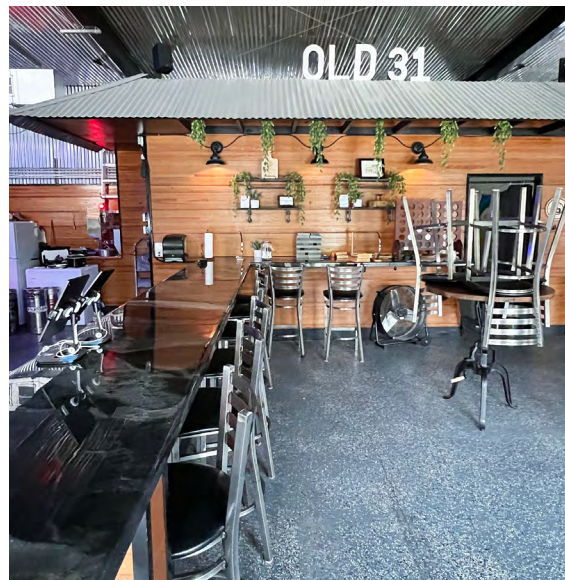
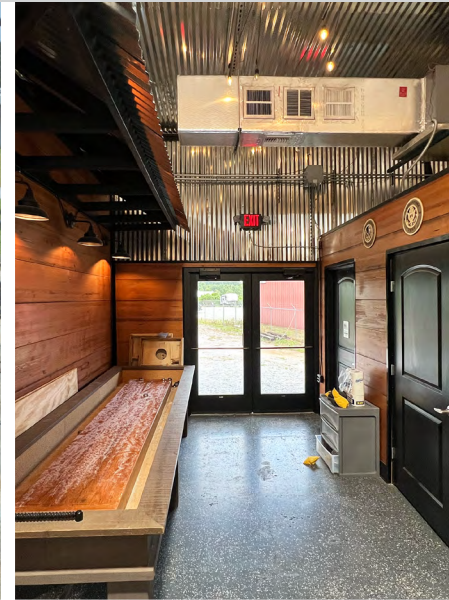
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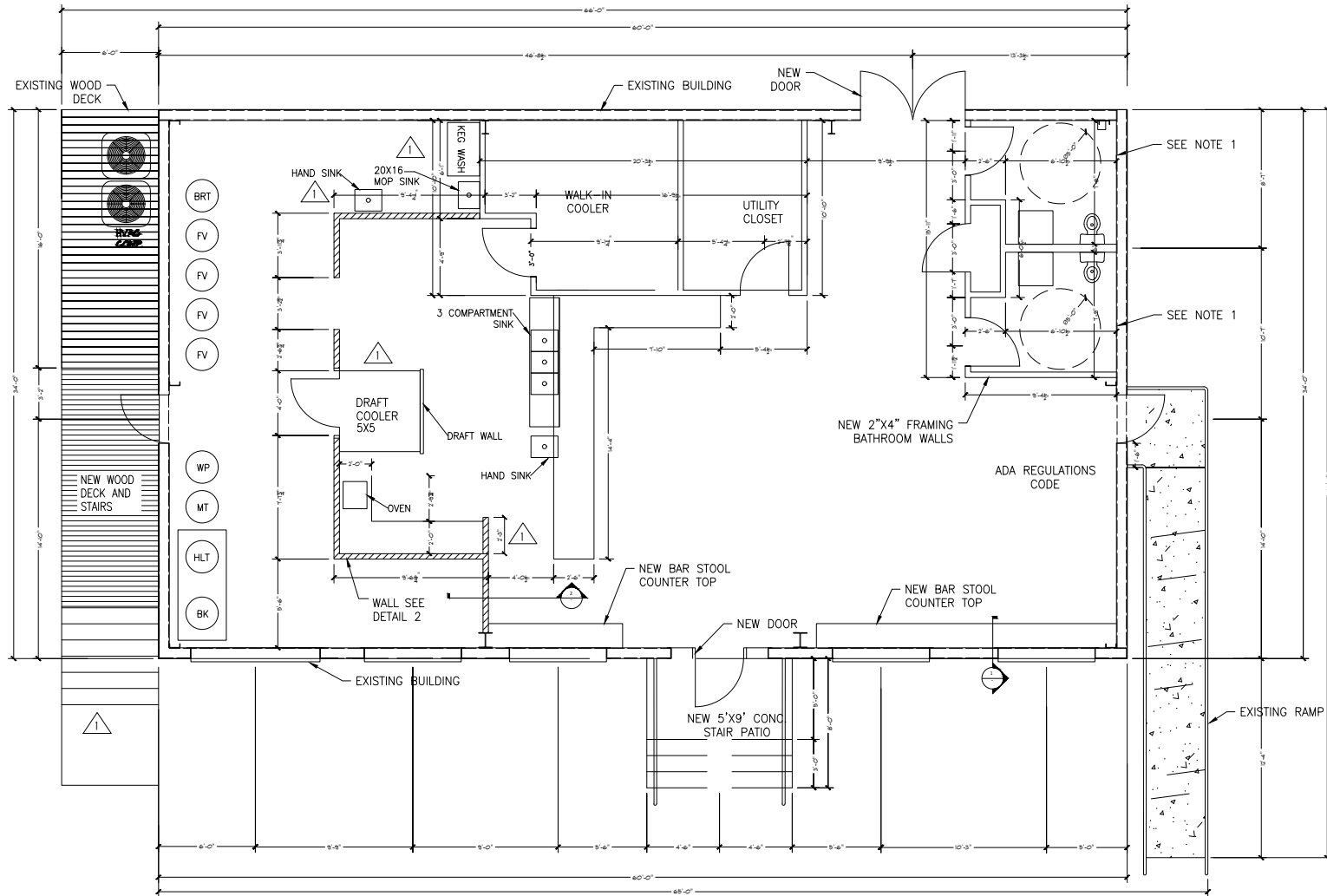
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Click image for larger view



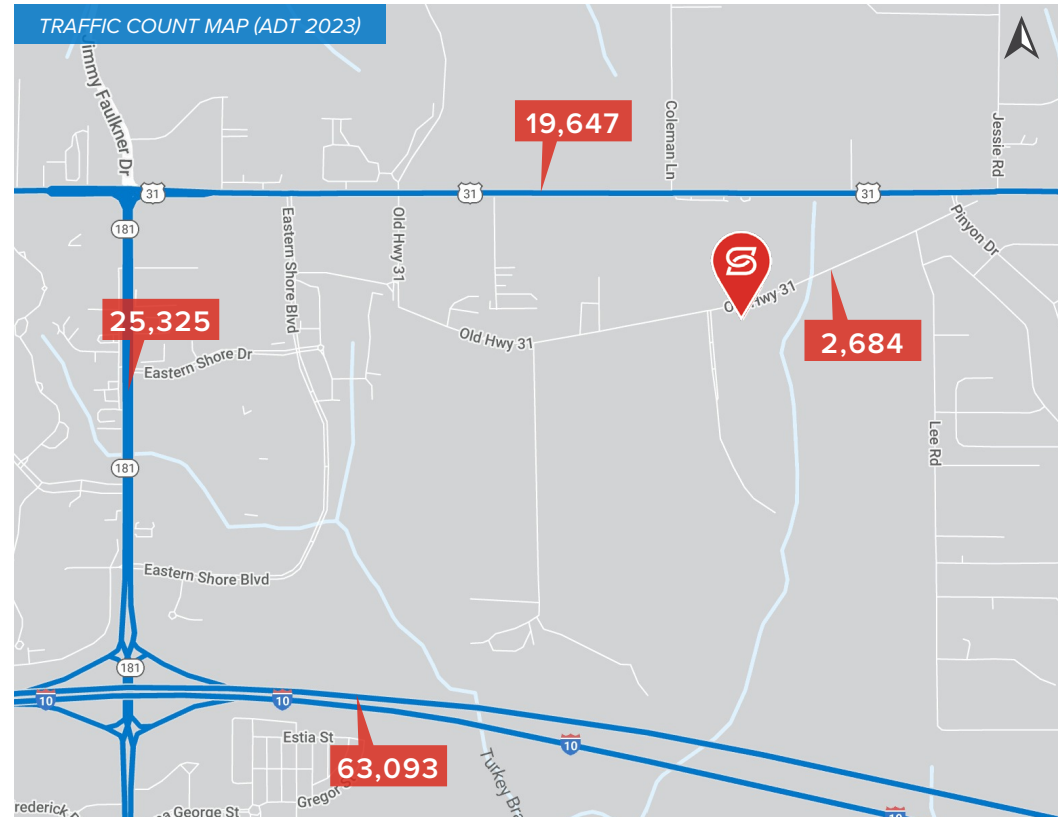
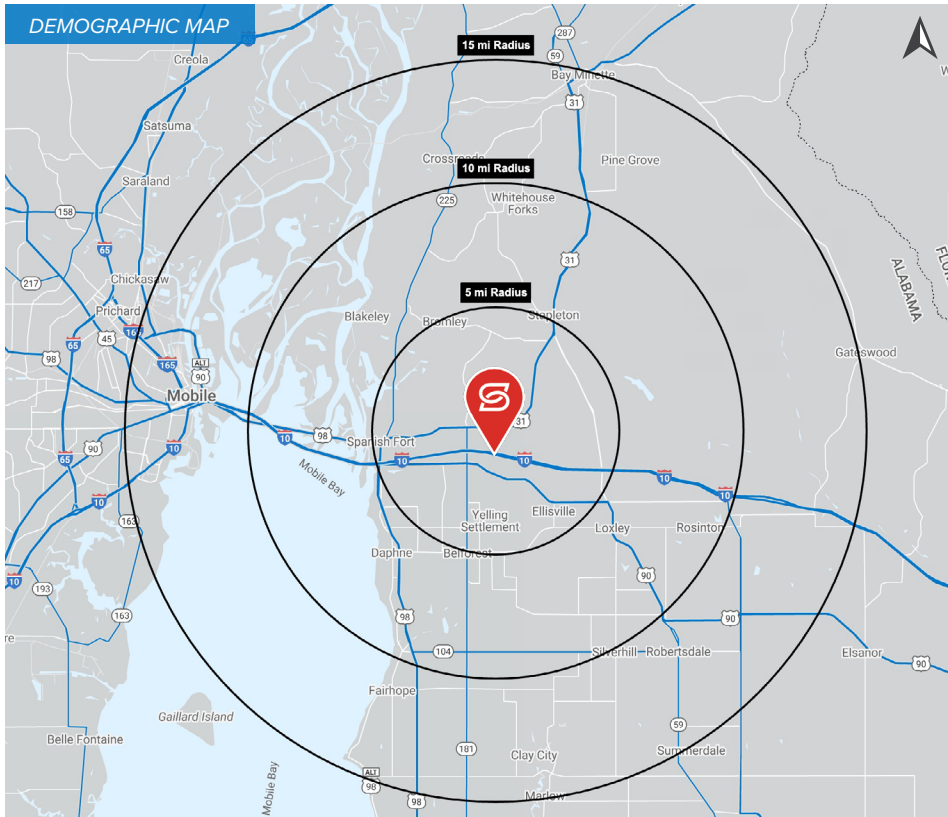
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2025 DEMOGRAPHICS

5 MILE

10 MILE

15 MILE



POPULATION

36,401

78,849

163,974

5 MILE

10 MILE

15 MILE



AVG. HH INCOME

\$123,650

\$124,700

\$107,910

5 MILE

10 MILE

15 MILE



HOUSEHOLDS

13,593

29,571

63,803