



The
WHARF[®]
ORANGE BEACH

stirling

FOR LEASE

SUMMARY

The Wharf is a premier mixed-use development located at the gateway to Orange Beach, AL, and the acclaimed Gulf of Mexico beaches of Coastal Alabama. Positioned on 222 acres of waterfront property along the Intracoastal Waterway, The Wharf offers a multitude of shopping, dining and entertainment options for visitors and local residents alike. Professional work space, residential condominiums, hotel, and a full-service marina add to the appeal of The Wharf. Contact Stirling or visit www.alwharf.com for additional information.

HIGHLIGHTS

- 222-Acre Site
- 380,000+ SF of Commercial Space
- 10,000-Seat Amphitheater
- 170-Slip Marina
- 132-Room Springhill Suites by Marriott
- 198 Residential Condominiums
- Orange Beach Event Center
- Heron Pointe - Reception & Meeting Facility
- Now Open: Cumberland Farms, Sbarro, and Burger King
- The Wharf Storage
- Available Sites for Future Development





www.alwharf.com

Dining & Shopping: Discover unique shops and boutiques, with an impressive mix of local and national retailers. Enjoy an array of dining options at The Wharf; whether it's breakfast, a casual lunch, or fine waterfront dining- our eateries offer something for everyone. Liquid libations and live music are offered nightly at various locations in The Wharf Entertainment District.

Work Space: Office and professional space at The Wharf offers the perfect address for your business. From an individual office to a custom designed private suite, join over 40 existing businesses currently occupying the 100,000 + SF of the second floor.

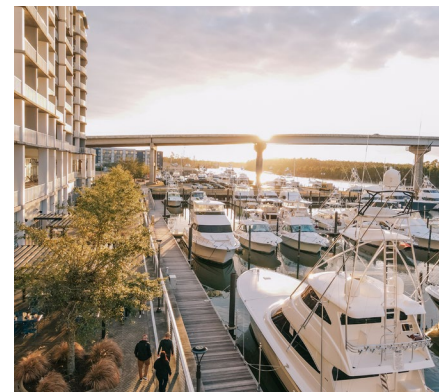
Meeting & Event Space: Multiple options for event and meeting space at The Wharf exist, including the waterfront Heron Pointe and the 20,000 + SF Orange Beach Event Center. Catering services can be arranged, adding to the convenience of hosting a party, wedding, business meeting, or reception at The Wharf.

The Wharf Marina: Centrally located on The Intracoastal Waterway, The Wharf Marina is equally convenient by yacht, airplane, or car from anywhere in the Gulf South Region. With a 170-boat slip capacity, The Marina is able to hold boats up to 150 feet in length, is home to multiple excursion businesses, as well as the host of the Blue Marlin Grand Championship and The Wharf Boat & Yacht Show.

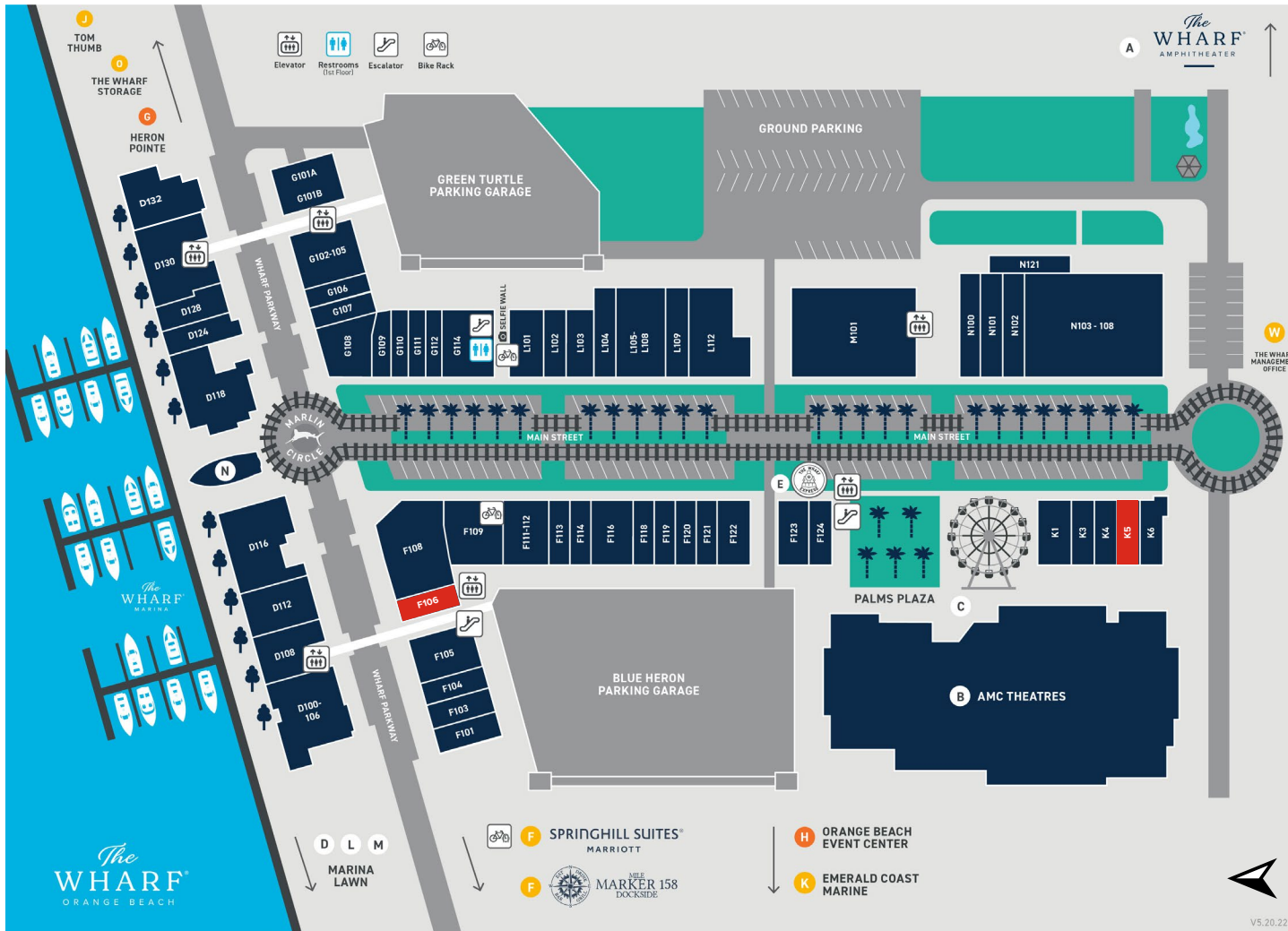
The Wharf Amphitheater: If it's big you want, look no further than The Wharf Amphitheater. With big acts, sound and experience, our 10,000-tiered-seat facility ensures each concert attendee has a great view.

Entertainment & Special Events: The Wharf is an official Entertainment District with hundreds of family friendly events throughout the year, attracting hundreds of thousands of visitors from all around. Guests can enjoy shopping, drinks and dining at our 60+ unique stores, bars and restaurants, catch a movie at the 15-screen AMC Theatre, experience a trip around one of the Southeast's largest Ferris wheels, take a train ride down Main Street on The Wharf Express, explore all that nature has to offer on a boating excursion or catch a free, nightly SPECTRA Laser Light Experience show — the options are endless.

Hotel & Condominiums: Accommodations at The Wharf include SpringHill Suites by Marriott, a 132-suite hotel with resort-style pool and on-site restaurant with poolside dining. The Wharf also offers nine floors of beautiful 1-4 bedroom luxury condominiums overlooking the Intracoastal Waterway and the marina. While a guest at the condominiums, enjoy an exclusive water-themed park featuring a lazy river and slides in a relaxing family environment.



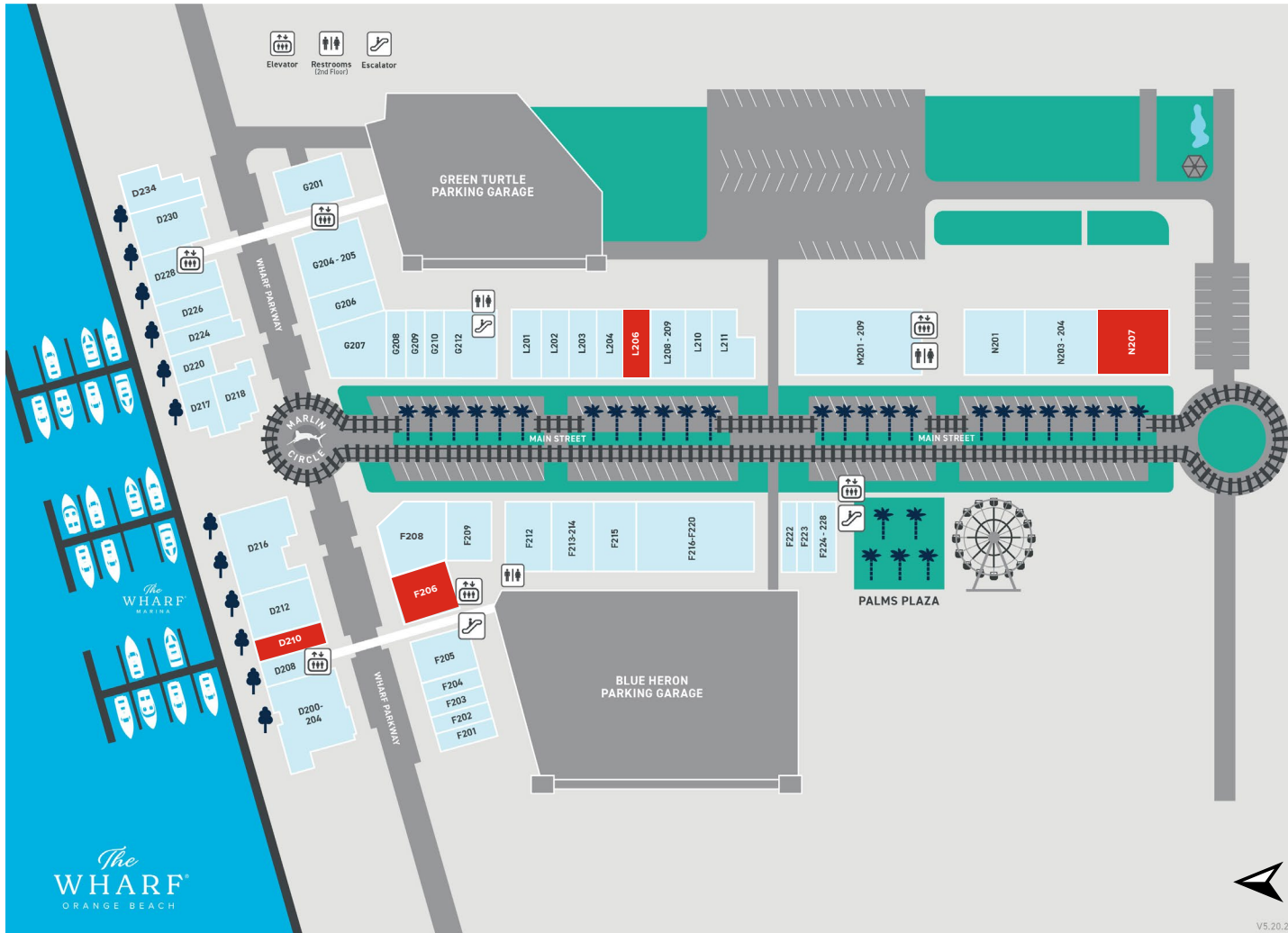
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AVAILABLE SPACES

SUITE	SF	DESCRIPTION
K5	1,260	<ul style="list-style-type: none"> Main Street location Well-suited for a salon
F106	1,805	<ul style="list-style-type: none"> Corner location on Wharf Parkway

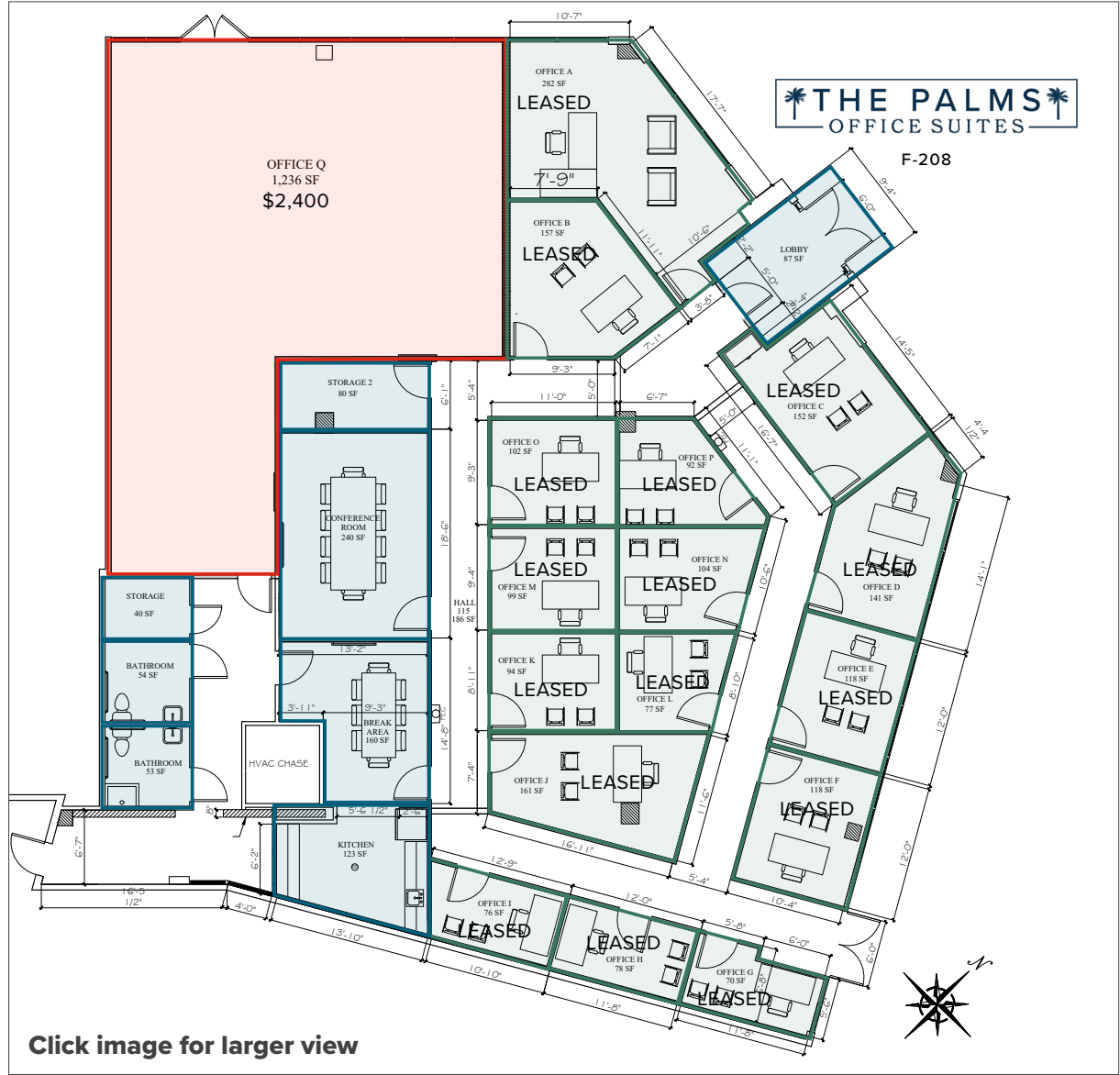
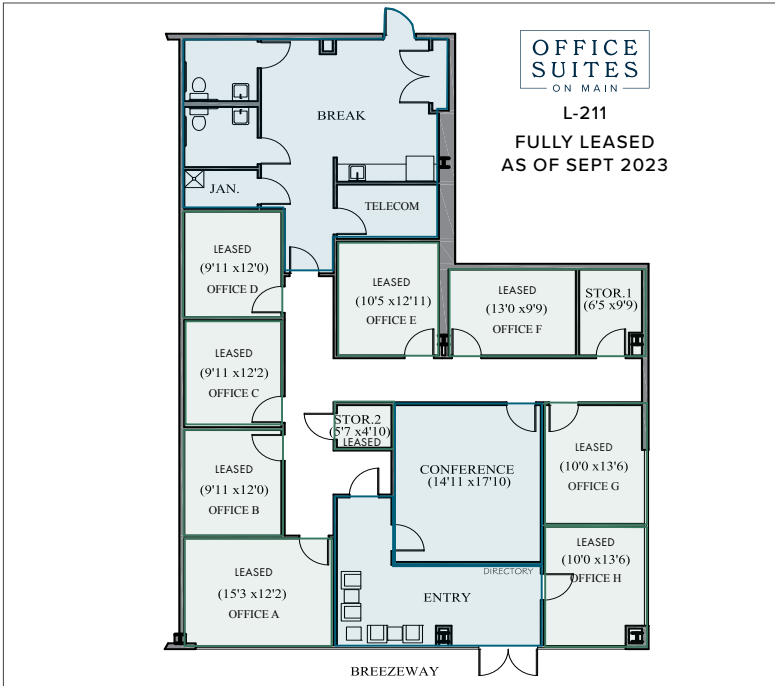
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AVAILABLE SPACES

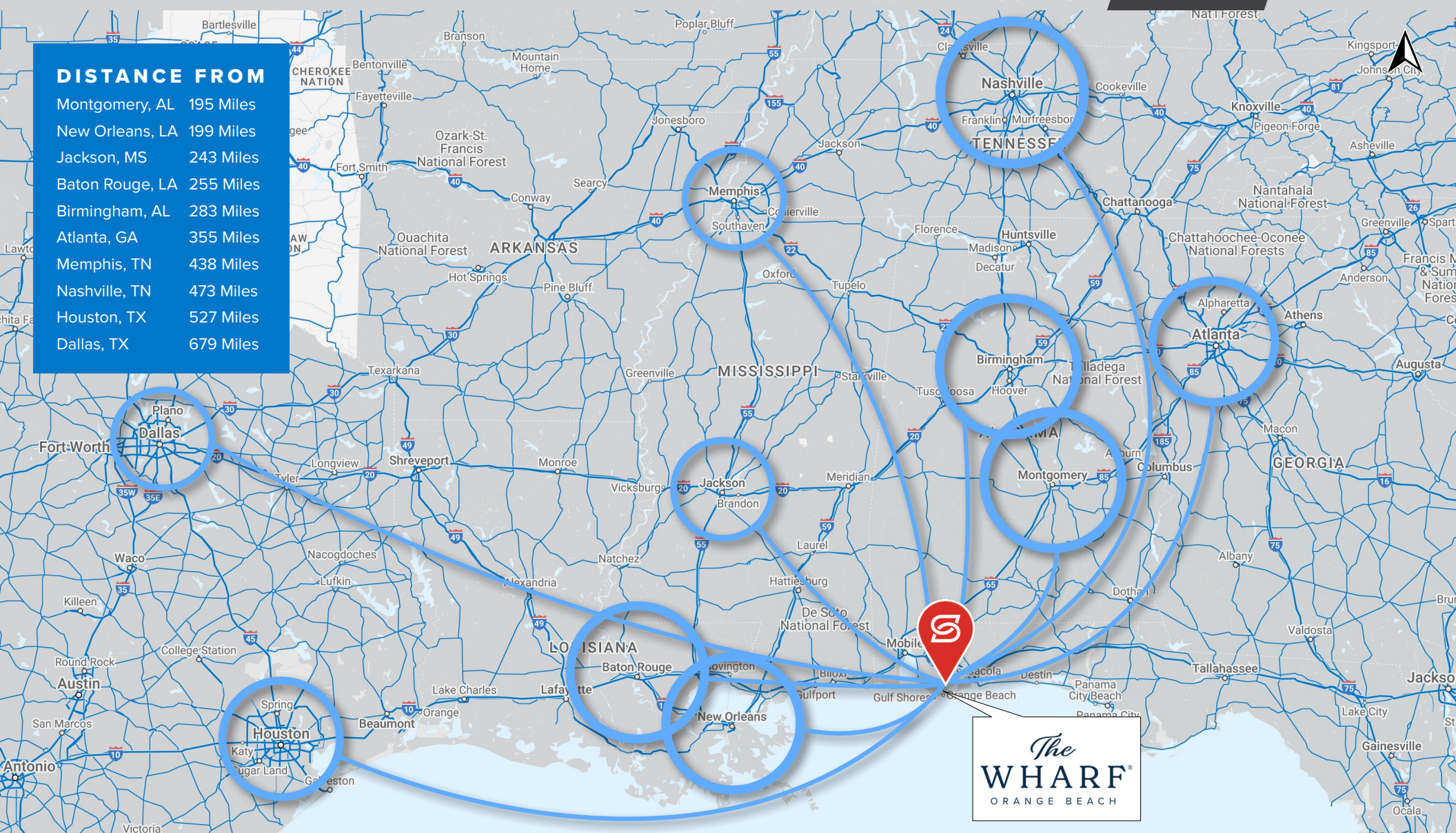
SUITE	SF	DESCRIPTION
F206	2,642	<ul style="list-style-type: none"> • Corner location • Adjacent to a parking garage
L206	2,800	<ul style="list-style-type: none"> • Overlooking Main Street • Well-suited for fitness use
N207	4,915	<ul style="list-style-type: none"> • Corner location overlooking Main Street
D210	782	<ul style="list-style-type: none"> • Waterfront Office Space

COVER SUMMARY PROJECT AERIAL FEATURES FIRST FLOOR SECOND FLOOR **OFFICE SUITES** REGIONAL MAP DEMOS



DISTANCE FROM

Montgomery, AL	195 Miles
New Orleans, LA	199 Miles
Jackson, MS	243 Miles
Baton Rouge, LA	255 Miles
Birmingham, AL	283 Miles
Atlanta, GA	355 Miles
Memphis, TN	438 Miles
Nashville, TN	473 Miles
Houston, TX	527 Miles
Dallas, TX	679 Miles



COVER

SUMMARY

PROJECT
AERIAL

FEATURES

FIRST
FLOOR

SECOND
FLOOR

OFFICE
SUITES

REGIONAL
MAP

DEMOS

THE WHARF 2023 STATS



3.5M VISITS

BALDWIN COUNTY, ALABAMA TOURISM 2022 STATS



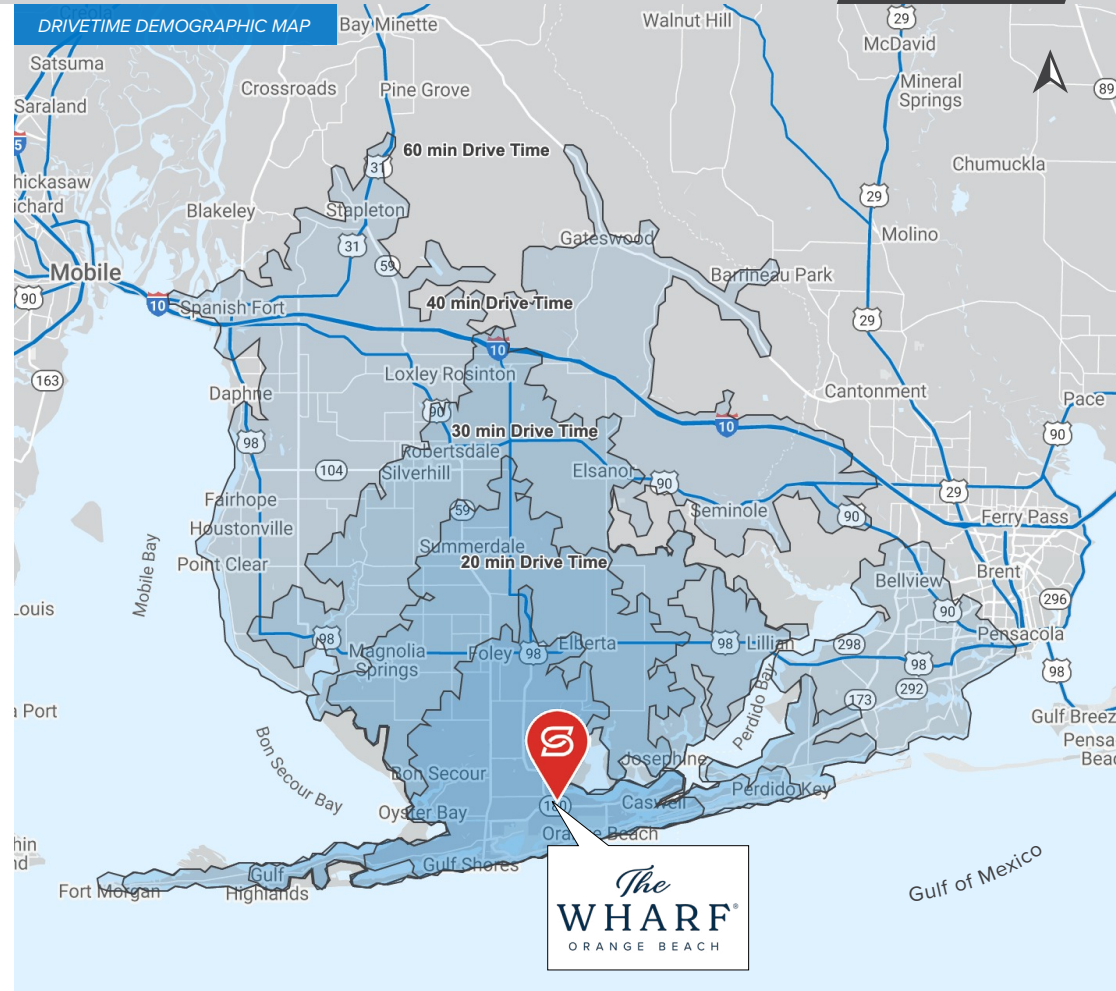
8.3M VISITORS
 3.4% INCREASE OVER 2021



\$7.8B VISITOR SPENDING
 7.45% INCREASE OVER 2021



\$39.7M LODGING REVENUE
 7.4% INCREASE OVER 2021



2023 DEMOGRAPHICS

	20 MIN	30 MIN	40 MIN	60 MIN
Population	51,054	77,031	122,859	337,739
Proj. Ann. Growth	2.0%	2.3%	2.2%	1.6%
Avg. HH Income	\$90,919	\$91,263	\$93,247	\$92,558

*Sources: Placer.ai, Alabama Tourism Industry Economic Impact Report