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EASTERN SHORE CENTRE

30500 Hwy 181 | Spanish Fort, AL 36527

FEATURED TENANTS

BARNES & NOBLE

MOUNTAIN HIGH Outfitters

SHOE STATION
Dillard's



PROPERTY HIGHLIGHTS

- Eastern Shore Centre is regionally accessible with access from Highway 181 and Interstate 10. The intersection carries 72,737 cars per day
- Located in Baldwin County - one of the fastest growing counties in the nation with a 33.5% population increase between 2010 to 2022, and an unemployment rate of 2.1% which is 1.4% below the national average
- Location off I-10 attracts a large seasonal customer traveling to the Alabama & Florida beaches from a 4 state region
- Regional destination - generated 4.2 million visits in 2023
- Traffic drawing tenants include Belk, Shoe Station, California Dreaming, Mountain High Outfitters, Half Shell Oyster House, and Dillard's

MARKET INSIGHTS

OVER 10,000 NEW HOMES BUILT FROM 2012 TO 2018

\$73,224,044 IN APPAREL & SERVICES SPENDING 2023 (10 MILE)

7TH FASTEST GROWING METRO AREA IN THE U.S.

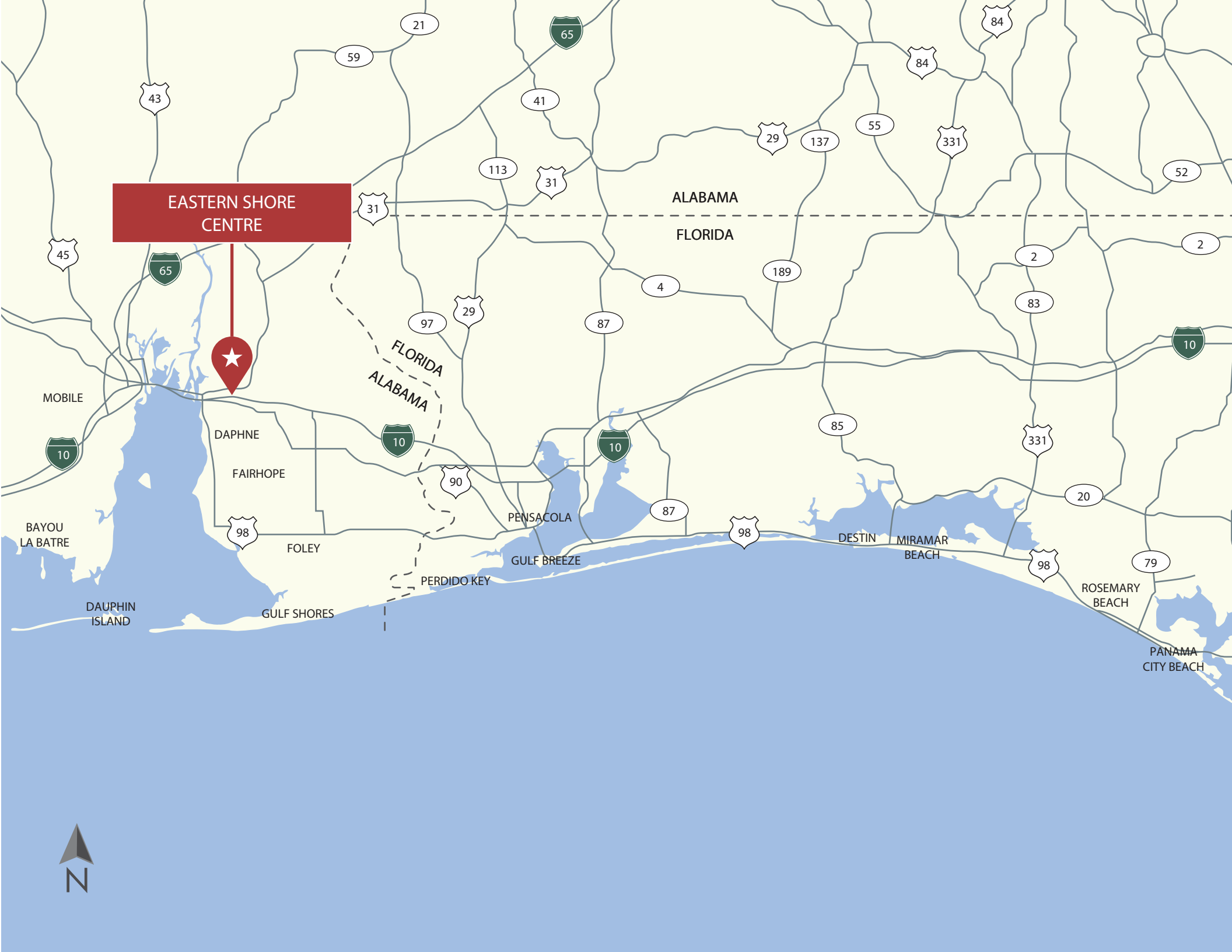
SURROUNDING AVERAGE HOUSEHOLD INCOME IN EXCESS OF **\$105,000**

OVER 55% POPULATION GROWTH SINCE 2000 IN BALDWIN COUNTY

6.3% GROWTH BETWEEN 2020 & 2022

ALABAMA'S **#1 TOURISM** DESTINATION

A NUMBER OF **GROWING INDUSTRIES**, AND A **PRO-BUSINESS** GOVERNMENT



EASTERN SHORE
CENTRE

ALABAMA

FLORIDA

FLORIDA
ALABAMA

MOBILE

DAPHNE

FAIRHOPE

BAYOU
LA BATRE

FOLEY

PENSACOLA

GULF BREEZE

DESTIN

MIRAMAR
BEACH

ROSEMARY
BEACH

PANAMA
CITY BEACH

DAUPHIN
ISLAND

GULF SHORES

PERDIDO KEY



Westwood Plaza

CAFO ULTA ROSS
 Dress for Less

Kirkland's SportClips HIBBETT
 SPORTS

HOBBY LOBBY OfficeMax PETSMART

McGregor Square

DSW
 DESIGNER SHOES. VAMPIRE-CLOSE

TJ-MAXX THE FRESH MARKET

Office DEPOT OfficeMax

target at home THE HOME DEPOT

Academy Walmart

PET SUPPLIES PLUS Lowe's

Legacy Village at Spring Hill

lululemon WILLIAMS-SONOMA POTTERY BARN

J.P.S.A. BANK TALBOTS

Eastern Shore Centre

MOUNTAIN HIGH Outfitters WORKSHOP

WARE'S JEWELERS Newk's LATELY

Scrubs & Co. Hallmark SHOE STATION

Classy Threads Half Shell oyster house

Humdingers MOE's BATH & BODY WORKS BAD AXE

Kirkland's Bath & Body Works claires Dillard's

belk LOFT MEN'S WEARHOUSE TALBOTS

chico's BARNES & NOBLE CALIFORNIA DREAMING

Springdale Mall

bealls CROWN CONN'S Burlington

WORLD MARKET BEST BUY ROSS ULTA

Marshalls sam's club

Eastern Shore Plaza

ANYTIME FITNESS HAND & STONE Sola

PETSMART WORLD MARKET

SportClips OLD NAVY ASHLEY

Michaels ROSS BEST BUY

Pinebrook Shopping Center

Great Clips

FLEET FEET PETSMART

BAM! Michaels

Bel Air Mall

zumiez francesca's TORRID HOTTOPIC

FINISH LINE Buckle Bath & Body Works PLACE

rue21 H&M CHAMPS Foot Locker HIBBETT SPORTS

claires target JCPenney Dillard's SHOE DEPT.

AMERICAN EAGLE AÉROPOSTALE VICTORIA'S SECRET belk

Bass Pro Shops

KOHL'S

WAVE & MASTER'S

COMING SOON

Jubilee Square

SALLY BEAUTY SUPERCUTS

lash Orangetheory petco

KAY ULTA

THE FRESH MARKET TJ-MAXX

DICK'S HOBBY LOBBY THE HOME DEPOT

Lowe's

McGowin Park

DICK'S SKECHERS OLD NAVY

COSTCO HomeGoods petco

TOPGOLF HOBBY LOBBY ASHLEY

TRACTOR SUPPLY CO HARBOR FREIGHT target Staples

Lowe's

Walmart

sam's club

Walmart

AREA MAP



TIMBERCREEK
Golf Club & Subdivision

Walgreens

SONIC
WAFFLE HOUSE

POPEYES

Olive Garden **TACO BELL** **Chick-fil-A** **Wendy's**

foosaddy's
chicken fingers

Logan's
ROADHOUSE

Rockin' Barrel
Old Country Store

ROCKWELL ELEMENTARY SCHOOL

Freddy's
STEAKBURGERS

Publix

EXPRESS
OIL CHANGES
COMING SOON

BankPlus
COMING SOON

THE ARLINGTON
at Eastern Shore Centre

Eastern Shore Links
Eastern Shore MiniGolf & Go Kart Center
(Under Construction)

EASTERN SHORE CENTRE

EASTERN SHORE PLAZA
ANYTIME FITNESS **WORLD MARKET**
PETSMART **OLD NAVY** **ASHLEY**
SportClips **ROSS** **BEST BUY**
Michaels **DRESS FOR LESS**

GENESIS **HYUNDAI** **KIA** **VW**
HONDA **TOYOTA**

planet fitness

Sams

LOWE'S

SEVEN 73 BREW
DRIVE THRU COFFEE BAR

tropical CAFE **WENDY'S**

ZAXBY'S **PAPA JOHN'S**

Thomas Hospital Emergency
MAKING IT EASIER TO GET HEALTH CARE

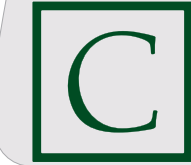
Mobile Infirmary
INFIRMARY HEALTH



WHITE-SPUNNER
REALTY

CRAWFORD SQUARE
REAL ESTATE ADVISORS

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	FADE MASTERS	1,053	206	ABC SELECT	3,600	241	PUPPY DEN	2,000	450	AVAILABLE (SECOND LEVEL)	2,086	702	KIDSLAND SALON	1,137
102	CAFE DU CUPCAKE	1,053	208	ANN TAYLOR LOFT	5,000	242	THE MENS WEARHOUSE	4,977	454	AVAILABLE (SECOND LEVEL)	2,714	704	NAIL STUDIO	1,137
103	AVAILABLE	3,707	210	CHICOS	3,049	244	MOE'S SOUTHWEST GRILL	3,000	460	ADVANCE MORTGAGE (SECOND LEVEL)	4,030	706	STATE FARM	1,140
104	AVAILABLE	2,000	212	TALBOTS	4,200	300	AVAILABLE	8,500	461	AVAILABLE (SECOND LEVEL)	2,154	710	TWIST 181 LOUNGE	3,287
106	SALON ROYALE	3,500	216	AVAILABLE	5,500	304-306	AVAILABLE	5,868	462	PBS FINANCIAL SYSTEMS (SECOND LEVEL)	4,430	712	AVAILABLE	1,644
110	SPANISH FORT NUTRITION	1,400	217	BITSY	2,100	308	AVAILABLE	2,207	500	BELK	96,577	713	AVAILABLE	1,800
111	MERLE NORMAN	800	220	POPPY BLOW DRY BAR	2,100	310-312	GUINN BEAUTY INSTITUTE	5,201	600	JES & GRAY	12,460	714	SUNGLASS HUT	873
120	MARIGOLD EVENTS	2,484	222	B DARLIN	2,100	313	THE PINK VELVET BOUTIQUE	1,646	606	BAD AXE	3,994	716-718	MOUNTAIN HIGH OUTFITTERS	8,702
122	BATH & BODY WORKS	3,000	223	BUILD-A-BEAR	2,380	314	CLASSY THREADS BRIDAL & FORMAL	5,025	610	AVAILABLE	1,496	720	BLITZ 45	4,092
124	AVAILABLE	4,000	224	ALA MED	1,800	316	WARE JEWELERS	2,975	612	US ARMED FORCES	5,493	722	CLAIRE'S	801
128	IMIA	8,005	225	AVAILABLE	1,655	400-406	STOCK AND TRADE	16,294	614	AVAILABLE	2,371	800	HALF SHELL OYSTER HOUSE	8,762
132	NEWK'S EATERY	4,000	226	AVAILABLE	2,223	414	BARNES & NOBLE	22,500	616	US ARMED FORCES	2,500	804	AVAILABLE	458
134	WOODOO BREWERY	5,035	228	AVAILABLE	5,000	420	KIRKLAND'S	4,500	616-A	AVAILABLE	1,057	812	MARBLE SLAB	2,000
140	SHOE STATION	29,503	230	TORTUGA ADVENTURE GOLF	5,000	422	AVAILABLE	3,709	617	ARMORY COMMISSION OF ALABAMA	937	818	DIRECT FURNITURE HOME DESIGN	21,366
200	UNIVERSITY OF SOUTH ALABAMA HEALTH	4,250	232	HUMDINGERS	6,000	423	AMYS HALLMARK	4,000	618	SPANISH FORT POLICE DEPARTMENT	5,000	DEP	Dillard's	124,824
204	AVAILABLE	1,900	234-240	FIREFLIES SALON	4,484	424	JUMPIN JELLYBEANS	3,997	700	CALIFORNIA DREAMING	7,323			



WHITE-SPUNNER
REALTY

CRAWFORD SQUARE
REAL ESTATE ADVISORS