



# EASTERN SHORE CENTRE

30500 Hwy 181 | Spanish Fort, AL 36527

LEASING ASSOCIATE

LEIGH DALE YOUNCE

+1(251) 680-9809

leighdale@white-spunnersrealty.com

LEASING ASSOCIATE

CHRIS HARLE

+1(251) 234-7232

chris@white-spunnersrealty.com

LEASING ASSOCIATE

JACKIE HOLLINGSWORTH

+1(251) 751 5547

jackie@crawfordsq.com

## 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.

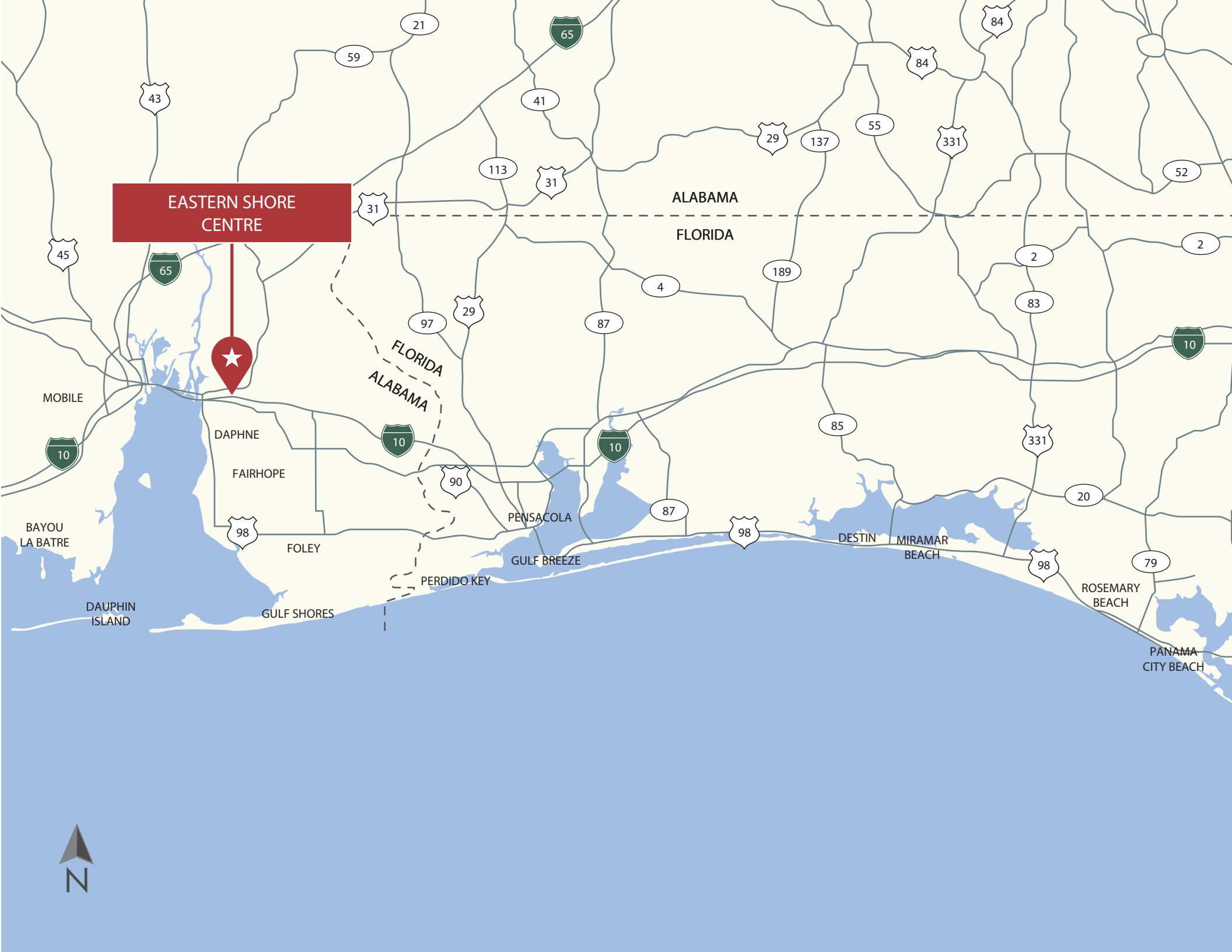
SURROUNDING AVERAGE HOUSEHOLD INCOME IN EXCESS OF **\$105,000**

**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

PERDIDO KEY

DESTIN

MIRAMAR  
BEACH

DAUPHIN  
ISLAND

GULF SHORES

ROSEMARY  
BEACH

PANAMA  
CITY BEACH





**Westwood Plaza**

CAFO ULTA ROSS  
 Dress for Less  
 Kirkland's SportClips HIBBETT  
 SPORTS  
 HOBBY LOBBY OfficeMax PETSMART

**McGregor Square**

DSW DESIGNER SHOE VALET  
 T.J. MAXX THE FRESH MARKET  
 Office DEPOT OfficeMax

target at home THE HOME DEPOT  
 Academy Walmart  
 SPORTS & OUTDOORS  
 PET SUPPLIES PLUS LOWE'S

**Legacy Village at Spring Hill**

lululemon WILLIAMS-SONOMA POTTERY BARN  
 J.P.S.A. BANK J.Jill TALBOTS

**Eastern Shore Centre**

MOUNTAIN HIGH Outfitters WORKSHOP MERLE NORMAN cosmetics  
 MEN'S WEARHOUSE sunglass hut  
 WARE'S JEWELERS Newk's EATERY Hallmark SHOE STATION  
 Scrubs & Co. Classy Threads Half Shell oyster house  
 BRIDAL AND FORMAL  
 Humdingers MOE'S RESTAURANTS BAD AXE  
 Kirkland's Bath & Body Works claire's Dillard's  
 fireflies SELECT AND SPA  
 belk LOFT MEN'S WEARHOUSE TALBOTS  
 chico's BARNES & NOBLE poppy CALIFORNIA DREAMING  
 HONEYMOON & BIRTHDAY

**Eastern Shore Plaza**

ANYTIME FITNESS HAND & STONE Sola  
 PETSMART WORLD MARKET  
 SportClips OLD NAVY ASHLEY  
 Michaels ROSS DRESS FOR LESS BEST BUY

**Springdale Mall**

bealls CRUNCHY CONN'S Burlington  
 WORLD MARKET BEST BUY ROSS DRESS FOR LESS ULTA  
 Marshalls sam's club

Bass Pro Shops  
**KOHL'S**

sam's club  
**LOWE'S**

**Pinebrook Shopping Center**  
 Great Clips  
 FLEET FEET PETSMART  
 BAM! Michaels

DAVE & BUSTERS  
 COMING SOON

**LOWE'S**

**Bel Air Mall**

zumiez francesca's TORRID HOTTOPIC  
 FINISH LINE Buckle Bath & Body Works THE CHILDREN'S PLACE  
 rue21 H&M CHAMPS Foot Locker HIBBETT SPORTS  
 claire's target JCPenney Dillard's SHOE DEPT.  
 AMERICAN EAGLE AÉROPOSTALE VICTORIA'S SECRET belk

**Jubilee Square**

SALLY BEAUTY SUPERCUTS  
 Lash JAngetheory petco  
 THE FRESH MARKET KAY LULLERS ULTA  
 TJ-MAXX  
 DICK'S SPORTING GOODS HOBBY LOBBY THE HOME DEPOT

TRACTOR SUPPLY CO HARBOR FREIGHT target Staples

**McGowin Park**

DICK'S SPORTING GOODS SKECHERS OLD NAVY  
 COSTCO HomeGoods petco  
 TOPGOLF HOBBY LOBBY ASHLEY



# AREA MAP



**TIMBERCREEK**  
Golf Club & Subdivision

**Walgreens**

**SONIC**  
**WAFFLE HOUSE**

**POPEYES**

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

**Starbucks** **foosackly's**  
chicken fingers

**Logan's ROADHOUSE**

**Rockin' Barrel**  
Old Country Store

**GENESIS** **HYUNDAI** **KIA** **TOYOTA**

**planet fitness**

**Sams**

**LOWE'S**

**Thomas Hospital Emergency**  
MAJOR INPATIENT HEALTH

**Mobile Infirmary**  
INFIRMARY HEALTH

**Freddy's STEAKBURGERS**

**Publix**

**EXPRESS OIL CHANGES**  
COMING SOON

**THE ARLINGTON**  
at Eastern Shore Centre

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

**EASTERN SHORE CENTRE**

**HOME2**  
SUITES BY HILTI

**Residence INN**  
BY MARRIOTT

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

**SEVEN 7 BREW**  
DRIVE THRU COFFEE 24/7

**tropical CAFE** **Japan Miso**  
SMOOTHIE

**ZAXBY'S** **PAPA JOHN'S**

**ROCKWELL ELEMENTARY SCHOOL**



**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	700	CALIFORNIA DREAMING	7,323
102	CAFE DU CUPCAKE	1,053	208	ANN TAYLOR LOFT	5,000	242	THE MENS WEARHOUSE	4,977	454	AVAILABLE (SECOND LEVEL)	2,714	702	KIDSLAND SALON	1,137
103	AVAILABLE	3,707	210	CHICOS	3,049	244	MOES SOUTHWEST GRILL	3,000	454B	AVAILABLE	1,776	704	NAIL STUDIO	1,137
104	JPAR Gulf Coast RE	2,000	212	TALBOTS	4,200	300	AVAILABLE	8,500	460	ADVANCE MORTGAGE (SECOND LEVEL)	4,030	706	STATE FARM	1,140
106	SALON ROYALE	3,500	216	AVAILABLE	5,500	304-306	AVAILABLE	5,868	461	AVAILABLE (SECOND LEVEL)	2,154	710	TWIST 181 LOUNGE	3,287
110	SPANISH FORT NUTRITION	1,400	217	BITSY	2,100	308	AVAILABLE	2,207	462	PBS FINANCIAL SYSTEMS (SECOND LEVEL)	4,430	712	AVAILABLE	1,644
111	MERLE NORMAN	800	220	POPPY BLOW DRY BAR	2,100	310-312	GUINN BEAUTY INSTITUTE	5,201	500	BELK	96,577	713	AVAILABLE	1,800
120	MARIGOLD EVENTS	2,484	222	B DARLIN	2,100	313	THE PINK VELVET BOUTIQUE	1,646	600	JES & GRAY	12,460	714	SUNGLASS HUT	873
122	BATH & BODY WORKS	3,000	223	BUILD-A-BEAR	2,380	314	CLASSY THREADS BRIDAL & FORMAL	5,025	606	BAD AXE	3,994	716-718	MOUNTAIN HIGH OUTFITTERS	8,702
124	AVAILABLE	4,000	224	ALA MED	1,800	316	WARE JEWELERS	2,975	610	AVAILABLE	1,496	720	BLITZ 45	4,092
128	IMIA	8,005	225	AVAILABLE	1,655	400-406	STOCK AND TRADE	16,294	612	US ARMED FORCES	5,493	722	CLAIRE'S	801
132	NEWK'S EATERY	4,000	226	AVAILABLE	2,223	414	BARNES & NOBLE	22,500	614	AVAILABLE	2,371	800	HALF SHELL OYSTER HOUSE	8,762
134	WOODOO BREWERY	5,035	228	AVAILABLE	5,000	420	KIRKLAND'S	4,500	616	US ARMED FORCES	2,500	804	AVAILABLE	458
140	SHOE STATION	29,503	230	TORTUGA ADVENTURE GOLF	5,000	422	AVAILABLE	3,709	616-A	AVAILABLE	1,057	812	MARBLE SLAB	2,000
200	UNIVERSITY OF SOUTH ALABAMA HEALTH	4,250	232	AVAILABLE	6,000	423	AMYS HALLMARK	4,000	617	ARMORY COMMISSION OF ALABAMA	937	818	DIRECT FURNITURE HOME DESIGN	21,366
204	AVAILABLE	1,900	234-240	FIREFLIES SALON	4,484	424	AVAILABLE	3,997	618	SPANISH FORT POLICE DEPARTMENT	5,000	DEP	Dillards	124,824



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WHITE-SPUNNER  
REALTY



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