



EASTERN SHORE CENTRE

30500 Hwy 181 | Spanish Fort, AL 36527

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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.**

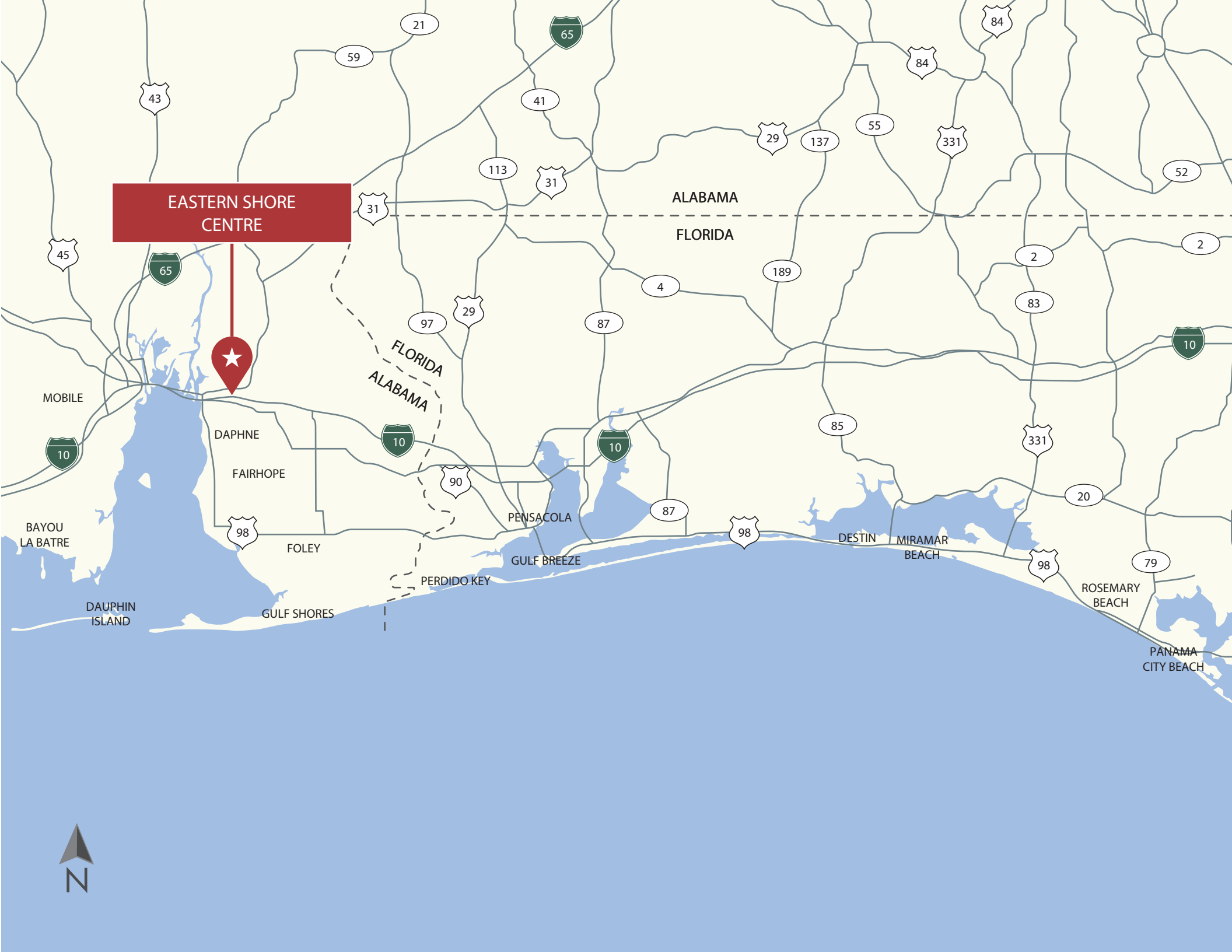
SURROUNDING
AVERAGE HOUSEHOLD
INCOME IN EXCESS OF
\$105,000

**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



Westwood Plaza

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

McGregor Square

DSW DESIGNER SHOE VALENTINE
 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 RESTAURANT 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 CRAWFISH 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

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

McGowin Park

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

TRACTOR SUPPLY CO HARBOR FREIGHT target Staples

AREA MAP



TIMBERCREEK
Golf Club & Subdivision

Walgreens

SONIC
WAFFLE HOUSE

POPEYES

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

Starbucks **foosackly's**
children fingers

Logan's ROADHOUSE

Rockin' Barrel
Old Country Store

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

planet fitness

Sams

LOWE'S

Thomas Hospital Emergency
MAJOR | INFIRMARY HEALTH

Mobile Infirmary
INFIRMARY HEALTH

Freddy's STEAKBURGERS

Publix

EXPRESS OIL CHANGES
MINUTE SERVICE
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**
DRESS FOR LESS

SEVEN 7 BREW
DRIVE THRU COFFEE 24/7

tropical CAFE
SMOOTHIE **Japan Miso**

ZAXBY'S **PAPA JOHN'S**

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) | 2,089 | 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) | 1,275 | 702 | KIDSLAND SALON | 1,137 |
| 103 | AVAILABLE | 3,707 | 210 | CHICOS | 3,049 | 244 | MOES SOUTHWEST GRILL | 3,000 | 454B | AVAILABLE | 1,858 | 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) | 4,347 | 706 | STATE FARM | 1,140 |
| 106 | SALON ROYALE | 3,500 | 216 | AVAILABLE | 5,500 | 304-306 | AVAILABLE | 5,868 | 461 | AVAILABLE (SECOND LEVEL) | 1,761 | 710 | TWIST 181 LOUNGE | 3,287 |
| 110 | SPANISH FORT NUTRITION | 1,400 | 217 | AVAILABLE | 2,100 | 308 | AVAILABLE | 2,207 | 462 | PBS FINANCIAL SYSTEMS (SECOND LEVEL) | 4,735 | 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 | 5A FITNESS ZONE | 4,092 |
| 128 | IMIA | 8,005 | 225 | FLUFFY'S PET SHOP | 1,655 | 400-406 | STOCK AND TRADE | 16,294 | 612 | US ARMED FORCES | 4,040 | 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 | VOODOO BREWERY | 5,035 | 228 | AVAILABLE | 5,000 | 420 | KIRKLAND'S | 4,500 | 616 | US ARMED FORCES | 1,453 | 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 |



181

WHITE-SPUNNER
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