



EASTERN SHORE CENTRE

30500 Hwy 181 | Spanish Fort, AL 36527

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

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FEATURED TENANTS

**BARNES
& NOBLE**

**MOUNTAIN
HIGH
Outfitters**

SHOE STATION
Dillard's



**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.**

MARKET INSIGHTS

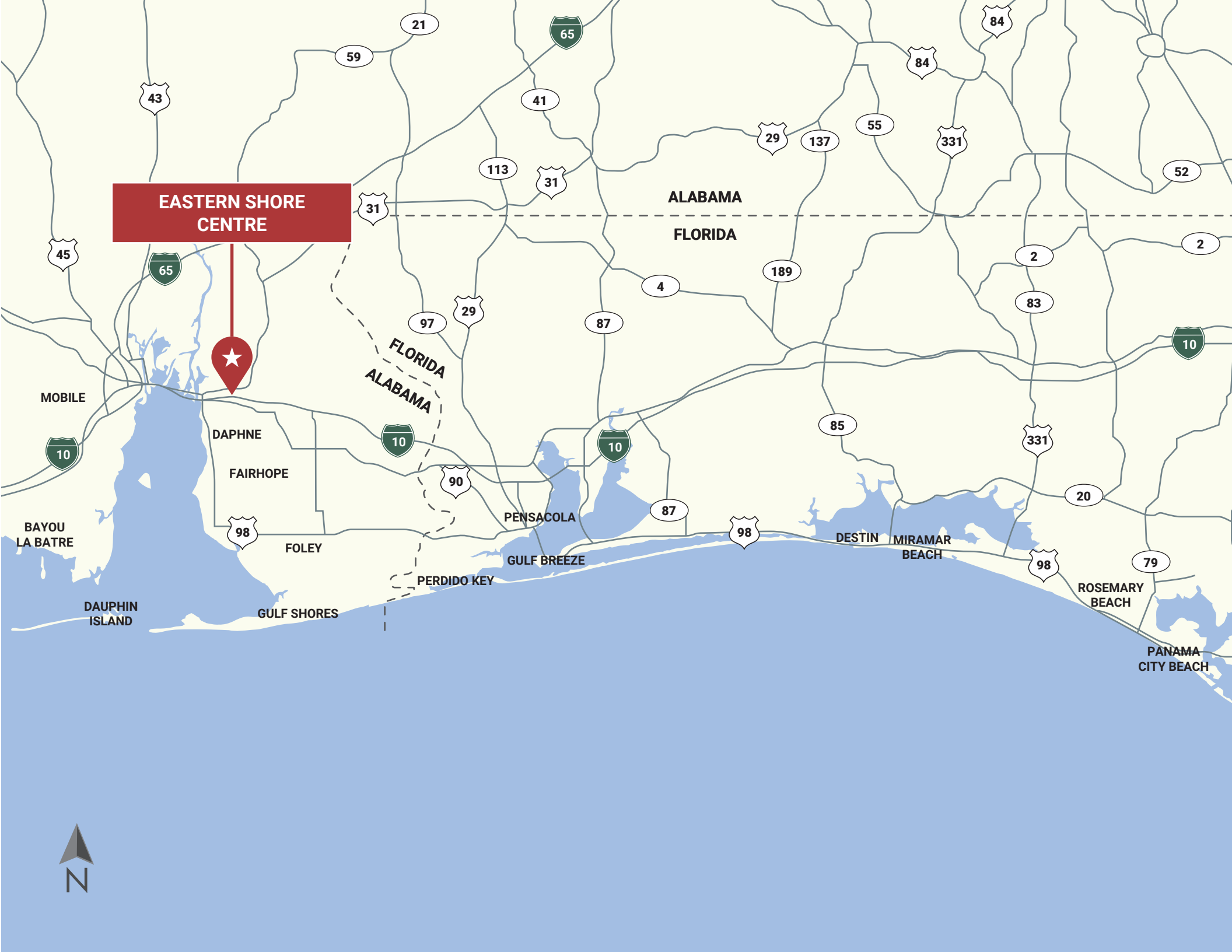
**SURROUNDING
AVERAGE HOUSEHOLD
INCOME IN EXCESS OF
\$105,000**

**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

FOLEY

PENSACOLA

GULF BREEZE

PERDIDO KEY

DESTIN

MIRAMAR
BEACH

ROSEMARY
BEACH

PANAMA
CITY BEACH

DAUPHIN
ISLAND

GULF SHORES



Westwood Plaza

CAFO ULTA ROSS
Kirkland's SportClips HIBBETT
HOBBY LOBBY OfficeMax PETSMART

McGregor Square

DSW TJ-maxx THE FRESH MARKET Office DEPOT OfficeMax

target at home THE HOME DEPOT
Academy Sports+Outdoors Walmart
PET SUPPLIES PLUS Lowe's

Legacy Village at Spring Hill

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

Springdale

bealls CRUNCH Burlington
WORLD MARKET ULTA
Marshalls sam's club

Pinebrook Shopping Center
Great Clips
FLEET FEET PETSMART
BAM! Michaels

DAVE & BUSTERS

Bel Air Mall

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

McGowin Park

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

Eastern Shore Centre

MOUNTAIN HIGH Outfitters WORKSHOP MEN'S WEARHOUSE MERLE NORMAN
WARE'S JEWELERS Newk's Hallmark sunglass hut
Fabulous Classy Threads Half Shell ESCAPOLOGY
Kirkland's THE BULL MOE's fireflies
belk Bath&Body Works claire's Dillard's
LOFT MEN'S WEARHOUSE TALBOTS
chico's BARNES & NOBLE poppy CALIFORNIA DREAMING

Eastern Shore Plaza

ANYTIME FITNESS HAND & STONE SOLA
PETSMART WORLD MARKET OLD NAVY ASHLEY
SportClips Michaels ROSS BEST BUY

Pass Pro Shops

Jubilee Square

SALLY BEAUTY SUPERCUTS
lash Orangetheory FITNESS petco
THE FRESH MARKET KAY JEWELERS ULTA
DICK'S SPORTING GOODS TJ-maxx HOBBY LOBBY THE HOME DEPOT

TRACTOR SUPPLY CO HARBOR FREIGHT target Staples

sam's club

Lowe's

Walmart

AREA MAP



WHITE-SPUNNER
REALTY



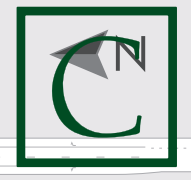
CRAWFORD SQUARE
REAL ESTATE ADVISORS

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	SA 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	NEWKS EATERY	4,000	226	BLOOMING FABULOUS	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	ESCAPOLOGY	3,997	618	SPANISH FORT POLICE DEPARTMENT	5,000	DEP	DILLARDS	124,824



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WHITE-SPUNNER
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