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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 million visits in 2025
- Traffic drawing tenants include Belk, Shoe Station, California Dreaming, Mountain High Outfitters, Bath + Body Works, and Dillard's

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

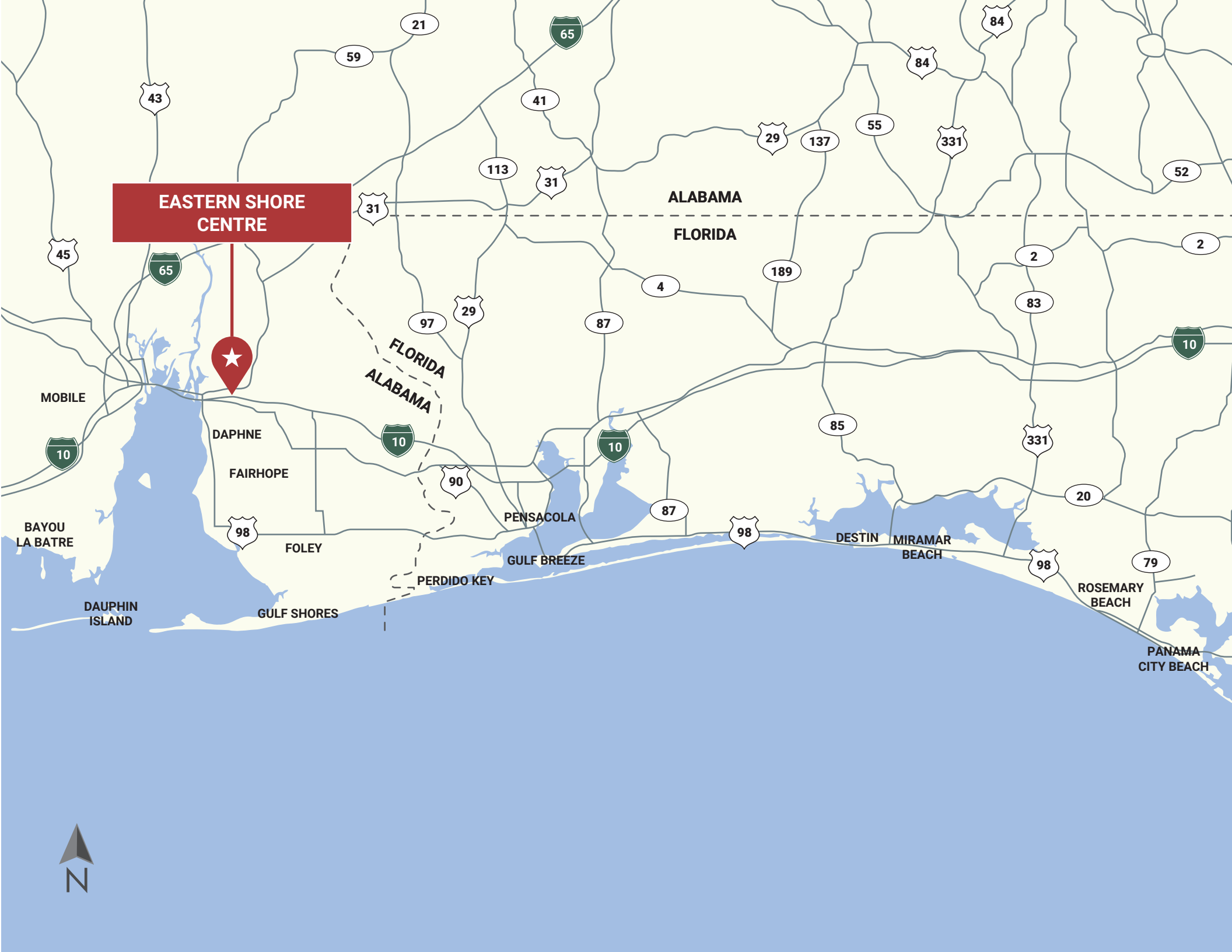
**OVER 55%
POPULATION GROWTH
SINCE 2000 IN BALDWIN
COUNTY**

**6.3% GROWTH
BETWEEN 2020 &
2022**

**ALABAMA'S #1
TOURISM
DESTINATION**

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

**EASTERN SHORE
CENTRE**



Westwood Plaza

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

McGregor Square

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

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 MERLE NORMAN
 MEN'S WEARHOUSE sunglass hut
 WARE'S JEWELERS Newk's Hallmark
 SHOE STATION fluffy's
 FABULOUS Bridal and Formal Half Shell EASTER HOUSE ESCAPOLOGY
 Kirkland's THE BULL MOE'S
 Bath & Body Works claire's Dillard's
 belk LOFT MEN'S WEARHOUSE TALBOTS
 chico's BARNES & NOBLE poppy CALIFORNIA DREAMING

Springdale

bealls CRUNCH Burlington
 WORLD MARKET ULTA
 Marshalls sam's club

Eastern Shore Plaza

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

Pinebrook Shopping Center

Great Clips
 FLEET FEET PETSMART
 BAM! Michaels

Bel Air Mall

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

Jubilee Square

SALLY BEAUTY SUPERCUTS
 lash Orangetheory FITNESS petco
 THE FRESH MARKET KAY JEWELERS ULTA
 T.J. MAXX
 DICK'S HOBBY LOBBY THE HOME DEPOT

McGowin Park

DICK'S SKECHERS OLD NAVY
 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
chicken fingers

Logan's
ROADHOUSE

Rockin' Barrel
Old Country Store

GENESIS
HYUNDAI
HONDA
TOYOTA

planet fitness

Sams

LOWE'S

Thomas Hospital Emergency
MAJOR | INFIRMARY | HEALTH

Mobile Infirmary
INFIRMARY | HEALTH

Freddy's
STEAKBURGERS

Publix

EXPRESS
OIL CHANGE
BY MAINTENANCE

THE ARLINGTON
at Eastern Shore Centre

Eastern Shore Links
Eastern Shore
MiniGolf & Go
Kart Center

EASTERN SHORE CENTRE

tru
by Hilton
TOWNEPLACE SUITES
MARRIOTT

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

SEVEN 7
BREW
DRIVE THRU
COFFEE 24/7

tropical CAFE
SMOOTHIE
Juice It Up

ZAXBY'S
PAPA JOHN'S

WHITE-SPINNER
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 (SECOND LEVEL)	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	APRICOT LANE	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	5A FITNESS ZONE	4,092
128	IMIA	8,005	225	AVAILABLE	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	CARTIOLOGY	5,000	420	KIRKLAND'S	4,500	616	US ARMED FORCES	1,453	804	LAZZARI SERVICES	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

