CRAWFORD SQUARE
REAL ESTATE ADVISORS




LEASING MANAGER

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

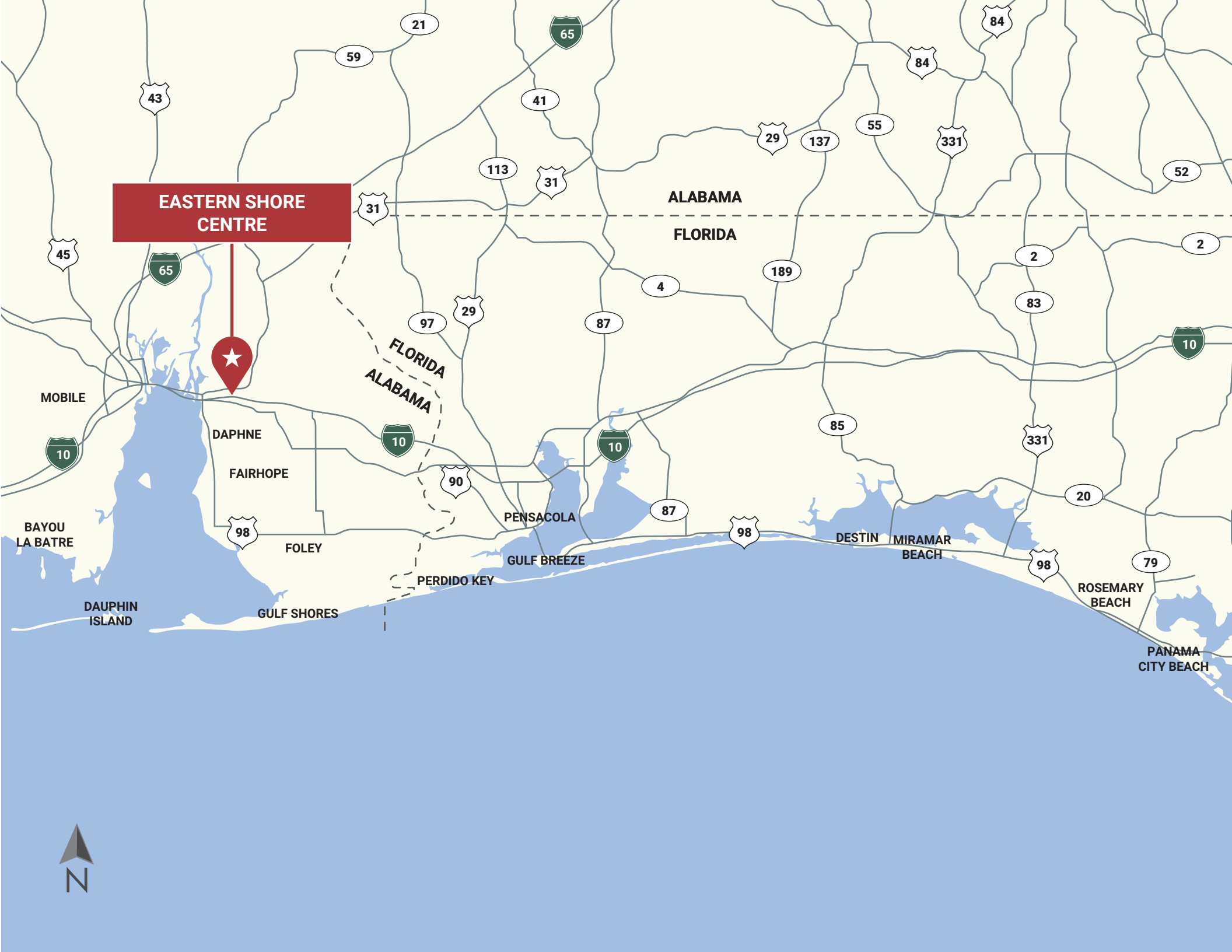
SURROUNDING AVERAGE HOUSEHOLD INCOME IN EXCESS OF **$105,000**

**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
DAUPHIN ISLAND
GULF SHORES
PERDIDO KEY
GULF BREEZE
PENSACOLA
DESTIN
MIRAMAR BEACH
ROSEMARY BEACH
PANAMA CITY BEACH
N


Westwood Plaza
CATO
ULTA BEAUTY
ROSS DRESS FOR LESS
Kirkland's
SportClips
HIBBETT SPORTS
HOBBY LOBBY
OfficeMax
PETSMART
McGregor Square
DSW DESIGNER SHOE WAREHOUSE
T.J.maxx
THE FRESH MARKET
Office DEPOT OfficeMax
Legacy Village at Spring Hill
lululemon
WILLIAMS-SONOMA
POTTERY BARN
JOS. A. BANK
J.JILL
TALBOTS
target
at home
THE HOME DEPOT
Academy SPORTS+OUTDOORS
Walmart
PET SUPPLIES PLUS
LOWE'S
Eastern Shore Centre
MOUNTAIN HIGH Outfitters
BUILD-A-BEAR WORKSHOP
MEN'S WEARHOUSE
MERLE NORMAN cosmetics
Hallmark
sunglass hut
WARE'S JEWELERS
Newk's EATERY
SHOE STATION
fluffy's pet shop
Fabulous
Classy Threads BRIDAL AND FORMAL
Half Shell oyster house
ESCAPOLOGY
THE BULL SPANISH FORT
MOE'S SOUTHWEST GRILL
fireflies SALON AND SPA
Kirkland's
Bath&Body Works
claire's
Dillard's
belk
LOFT
MEN'S WEARHOUSE
TALBOTS
chico's
BARNES&NOBLE
poppy
CALIFORNIA DREAMING RESTAURANT AND BAR
Springdale
bealls
CHURCH
Burlington
WORLD MARKET
ULTA BEAUTY
Marshalls
sam's club
Eastern Shore Plaza
ANYTIME FITNESS
HAND & STONE
Sofa
PETSMART
WORLD MARKET
OLD NAVY
ASHLEY
SportClips
Michaels
ROSS DRESS FOR LESS
BEST BUY
Bass Pro Shops
sam's club
LOWE'S
Pinebrook Shopping Center
Great Clips
FLEET FEET
PETSMART
BAM!
Michaels
DAVE & BUSTER'S
Bel Air Mall
zumiez
francesca's
TORRID
HOTTOPIC
FINISH LINE
Buckle
Bath&Body Works
H&M
CHAMPS SPORTS
Foot Locker
THE CHILDREN'S PLACE
claire's
target
Dillard's
SHOE DEPT.
Rainbow
AMERICAN EAGLE
AÉROPOSTALE
VICTORIA'S SECRET
belk
Jubilee Square
SALLY BEAUTY
SUPERCUTS
lash
orangetheory FITNESS
petco
KAY JEWELERS
THE FRESH MARKET
ULTA BEAUTY
T.J.maxx
DICK'S SPORTING GOODS
HOBBY LOBBY
THE HOME DEPOT
Walmart
McGowin Park
DICK'S HOUSE OF SPORT
SKECHERS
OLD NAVY
COSTCO WHOLESALE
HomeGoods
petco
TOPGOLF
HOBBY LOBBY
ASHLEY
TRACTOR SUPPLY CO
HARBOR FREIGHT
target
Staples
Spanish River
Grand Bay
Apalachee River
Blakeley River
Bay
43
65
217
225
31
165
ALT 90
98
10
90
65
10
181
98
10
193
90
104
98
ALT
Google

# AREA MAP




CRAWFORD SQUARE
REAL ESTATE ADVISORS

| SUITE | TENANT | SF |
|---|---|---|
| 100 | FADE MASTERS | 1,053 |
| 102 | AVAILABLE | 1,053 |
| 103 | AVAILABLE | 3,707 |
| 104 | JPAR GULF COAST RE | 2,000 |
| 106 | SALON ROYALE | 3,500 |
| 110 | SPANISH FORT NUTRITION | 1,400 |
| 111 | MERLE NORMAN | 800 |
| 120 | MARIGOLD EVENTS | 2,484 |
| 122 | BATH & BODY WORKS | 3,000 |
| 124 | AVAILABLE | 4,000 |
| 128 | IMIA | 8,005 |
| 132 | NEWKS EATERY | 4,000 |
| 134 | VOODOO BREWERY | 5,035 |
| 140 | SHOE STATION | 29,503 |
| 200 | UNIVERSITY OF SOUTH ALABAMA HEALTH | 4,250 |
| 204 | AVAILABLE | 1,900 |

| SUITE | TENANT | SF |
|---|---|---|
| 206 | ABC SELECT | 3,600 |
| 208 | ANN TAYLOR LOFT | 5,000 |
| 210 | CHICOS | 3,049 |
| 212 | TALBOTS | 4,200 |
| 216 | AVAILABLE | 5,500 |
| 217 | AVAILABLE | 2,100 |
| 220 | POPPY BLOW DRY BAR | 2,100 |
| 222 | B DARLIN | 2,100 |
| 223 | BUILD-A-BEAR | 2,380 |
| 224 | ALA MED | 1,800 |
| 225 | FLUFFY'S PET SHOP | 1,655 |
| 226 | BLOOMING FABULOUS | 2,223 |
| 228 | AVAILABLE | 5,000 |
| 230 | CARTIOLOGY | 5,000 |
| 232 | AVAILABLE | 6,000 |
| 234-240 | FIREFLIES SALON | 4,484 |

| SUITE | TENANT | SF |
|---|---|---|
| 241 | PUPPY DEN | 2,000 |
| 242 | THE MENS WEARHOUSE | 4,977 |
| 244 | MOES SOUTHWEST GRILL | 3,000 |
| 300 | AVAILABLE | 8,500 |
| 304-306 | AVAILABLE | 5,868 |
| 308 | AVAILABLE | 2,207 |
| 310-312 | GUINN BEAUTY INSTITUTE | 5,201 |
| 313 | THE PINK VELVET BOUTIQUE | 1,646 |
| 314 | CLASSY THREADS BRIDAL & FORMAL | 5,025 |
| 316 | WARE JEWELERS | 2,975 |
| 400-406 | STOCK AND TRADE | 16,294 |
| 414 | BARNES & NOBLE | 22,500 |
| 420 | AVAILABLE | 4,500 |
| 422 | AVAILABLE | 3,709 |
| 423 | AMYS HALLMARK | 4,000 |
| 424 | ESCAPOLOGY | 3,997 |

| SUITE | TENANT | SF |
|---|---|---|
| 450 | AVAILABLE (SECOND LEVEL) | 2,089 |
| 454 | AVAILABLE (SECOND LEVEL) | 1,275 |
| 454B | AVAILABLE | 1,858 |
| 460 | ADVANCE MORTGAGE (SECOND LEVEL) | 4,347 |
| 461 | AVAILABLE (SECOND LEVEL) | 1,761 |
| 462 | PBS FINANCIAL SYSTEMS (SECOND LEVEL) | 4,735 |
| 500 | BELK | 96,577 |
| 600 | JES & GRAY | 12,460 |
| 606 | AVAILABLE | 3,994 |
| 610 | AVAILABLE | 1,496 |
| 612 | US ARMED FORCES | 4,040 |
| 614 | AVAILABLE | 2,371 |
| 616 | US ARMED FORCES | 1,453 |
| 616-A | ARMORY COMMISSION OF ALABAMA | 1,057 |
| 617 | ARMORY COMMISSION OF ALABAMA | 937 |
| 618 | SPANISH FORT POLICE DEPARTMENT | 5,000 |

| SUITE | TENANT | SF |
|---|---|---|
| 700 | CALIFORNIA DREAMING | 7,323 |
| 702 | KIDSLAND SALON | 1,137 |
| 704 | NAIL STUDIO | 1,137 |
| 706 | STATE FARM | 1,140 |
| 710 | TWIST 181 LOUNGE | 3,287 |
| 712 | AVAILABLE | 1,644 |
| 713 | AVAILABLE | 1,800 |
| 714 | SUNGLASS HUT | 873 |
| 716-718 | MOUNTAIN HIGH OUTFITTERS | 8,702 |
| 720 | 5A FITNESS ZONE | 4,092 |
| 722 | CLAIRE'S | 801 |
| 800 | AVAILABLE | 8,762 |
| 804 | AVAILABLE | 458 |
| 812 | MARBLE SLAB | 2,000 |
| 818 | DIRECT FURNITURE HOME DESIGN | 21,366 |
| DEP | DILLARDS | 124,824 |

