

Spanish Fort Town Center

26000 Bass Pro Drive, Spanish Fort, AL 36527
Baldwin County



HIGHLIGHTS

For Lease
County: Baldwin
Type: Retail
Total SF: 447,748
Parking Spaces: 5,351
Year Built: 2008
Year Renovated: 2015
Market: Mobile

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Home to Bass Pro Shops Outdoor World, JCPenney, Kohl's and more, Spanish Fort Town Center is a 447,748-square-foot mixed-use development. The 230- acre property includes retail, restaurant, residential, hotel, and office space in Spanish Fort, Alabama. In 2015, the center underwent a site enhancement plan that included the opening of Town Center Park. The park hosts a yearly signature calendar of events, drawing thousands of attendees from the entire region.

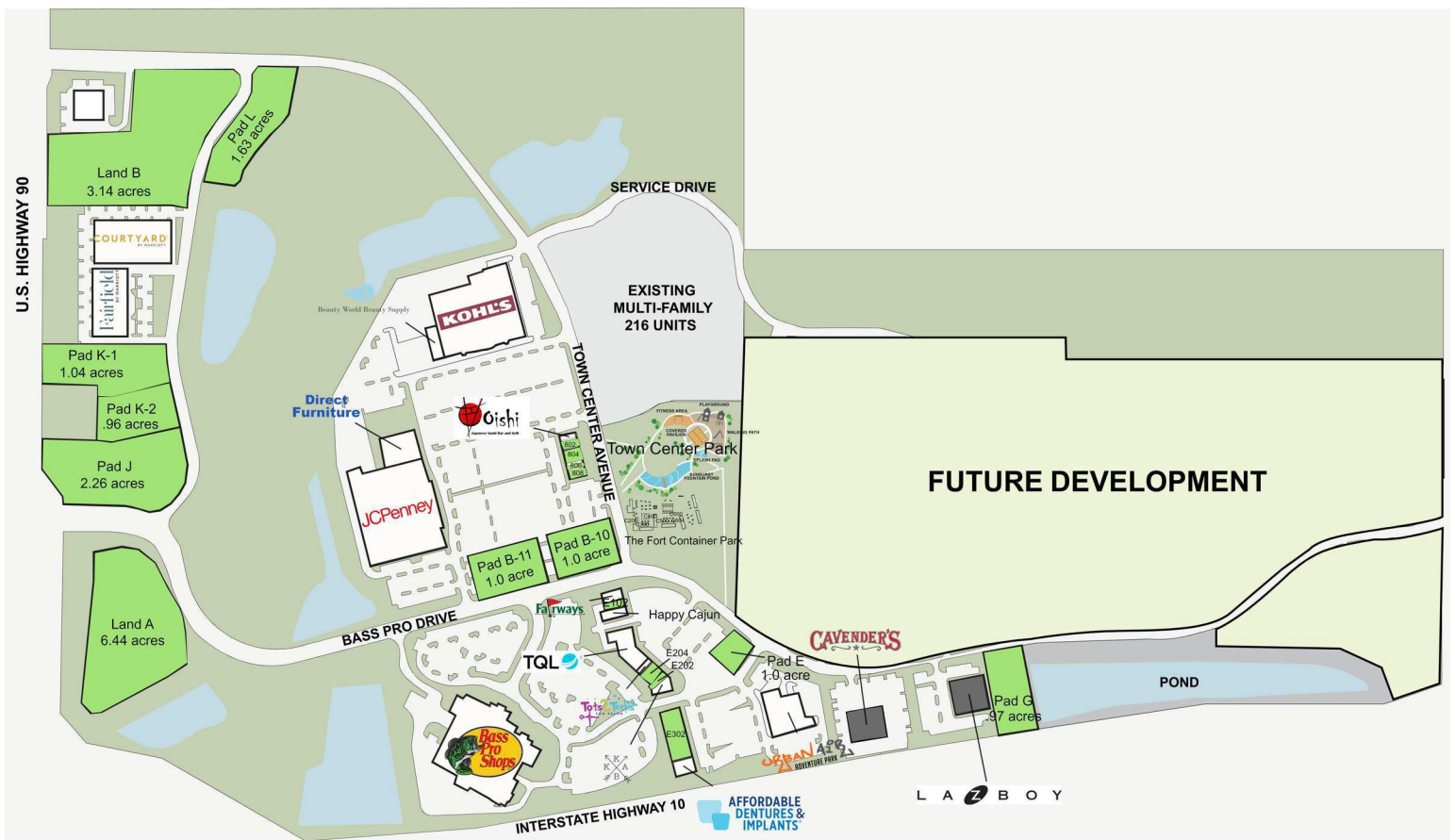
Located at the intersection of I-10 and Highway 90/98, Spanish Fort Town Center is a prime retail location with the highest traffic counts in Baldwin County with approximately 52,690 AADT on I-10; 39,020 AADT on Highway 98 and 29,110 AADT on Highway 90. Spanish Fort is located in Baldwin County, the largest county by area and fastest growing county in the state of Alabama. Its proximity to I-10 brings visitors from Mobile, other parts of Baldwin County and even northwest Florida.

DEMOGRAPHICS

	PRIMARY MARKET	10-MINUTE DRIVE TIME	20-MINUTE DRIVE TIME
Population	73,316	45,837	239,518
Daytime Population	28,525	11,993	12,930
Households	94,294	18,932	98,312
Average Household Income (\$)	73,879	80,915	56,817
Median Age	40	42	39

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B1	JCPenney	104,453 SF
B2	Direct Furniture	15,253 SF
B5	Beauty World Beauty Supply	5,000 SF
B6	Kohl's	86,970 SF
C100	Happy Pizza	320 SF
C200	Dragonfly Taco Bar	320 SF
C300	Dickey's Barbecue Pit	320 SF
C400	Tap Station	320 SF
C500	Bleus Burger	320 SF
C600	Deuce Coop	160 SF
C601	The Fort Retail Shop	160 SF
C700	Beakers Coffee / Sno Biz	320 SF
C800	Soul Bowlz	320 SF
E100	Happy Cajun	3,997 SF
E102	Available	1,614 SF
E104	Fairway Indoor Golf Club	3,186 SF
E200	KK Across the Bay	3,366 SF
E202	Available	1,412 SF
E204	Available	4,903 SF
E206	Tots2Teens Fun Salon	1,295 SF
E214	TQL	12,684 SF
E300	Affordable Dentures & Implants	4,560 SF
E302	Available	15,440 SF
Land A	Available	6.00 AC
Land B	Available	0.00 AC
Pad B-10	Available	0.00 AC
Pad B-11	Available	0.00 AC
Pad E	Available	0.00 AC
Pad F	Cavender's	0.00 AC
Pad G	Available	0.00 AC
Pad J	Available	0.00 AC
Pad K-1	Available	0.00 AC
Pad K-2	Available	0.00 AC
Pad L	Available	0.00 AC
2	Courtyard by Marriott	
3	Fairfield Inn & Suites by Marriott	
7	Bass Pro Shops	136,075 SF
11	Urban Air Adventure Park	20,245 SF
12	La-Z-Boy	5,000 SF
800	Oishi Japanese Sushi Bar and Grill	2,342 SF
802	Available	2,649 SF
804	Available	3,158 SF
806	Available	1,403 SF
808	Available	2,394 SF



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