

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

CONTACT

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Home to Bass Pro Shops Outdoor World, 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

Population
Daytime Population
Households
Average Household Income (\$)
Median Age

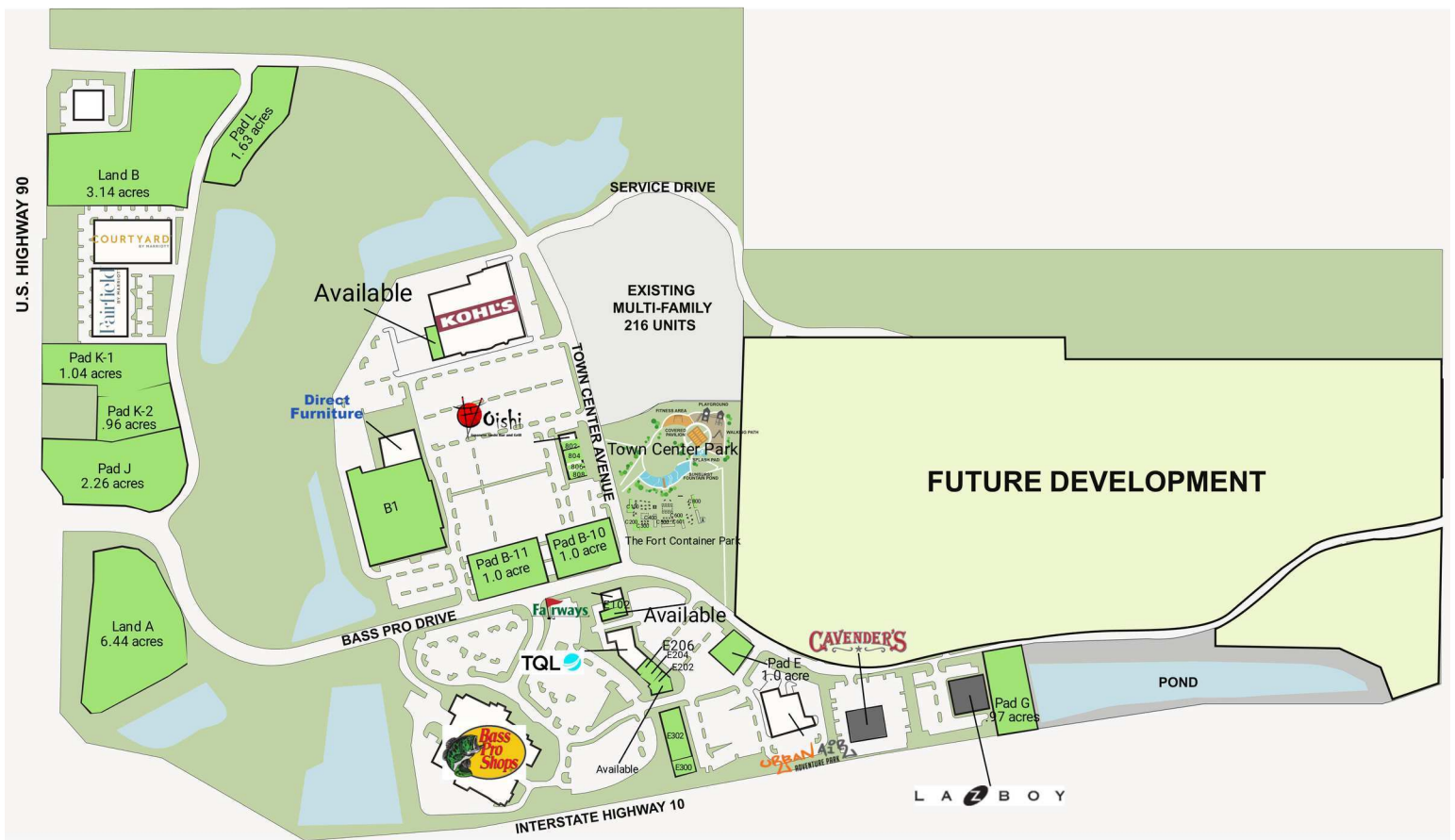
| PRIMARY MARKET | 10-MINUTE DRIVE TIME | 20-MINUTE DRIVE TIME |
|----------------|----------------------|----------------------|
| 73,316 | 45,837 | 239,518 |
| 28,525 | 11,993 | 12,930 |
| 94,294 | 18,932 | 98,312 |
| 73,879 | 80,915 | 56,817 |
| 40 | 42 | 39 |

RETAILERS INCLUDE



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| | | |
|----------|------------------------------------|------------|
| B1 | Available | 104,453 SF |
| B2 | Direct Furniture | 15,253 SF |
| B5 | Available | 5,000 SF |
| B6 | Kohl's | 86,970 SF |
| C100 | Available | 320 SF |
| C200 | Available | 320 SF |
| C300 | Available | 320 SF |
| C400 | Tap Station Craft Kitchen | 320 SF |
| C500 | Bleus Burger | 320 SF |
| C600 | Available | 160 SF |
| C601 | The Fort Retail Shop | 160 SF |
| C700 | Beakers Coffee / Sno Biz | 320 SF |
| C800 | Available | 320 SF |
| E100 | Available | 3,997 SF |
| E102 | Available | 1,614 SF |
| E104 | Fairway Indoor Golf Club | 3,186 SF |
| E200 | Available | 3,366 SF |
| E202 | Available | 1,412 SF |
| E204 | Available | 4,903 SF |
| E206 | Available | 1,295 SF |
| E214 | TQL | 12,684 SF |
| E300 | Available | 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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