

# 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.

## RETAILERS INCLUDE



## DEMOGRAPHICS

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

## PRIMARY MARKET

73,316  
28,525  
94,294  
73,879  
40

## 10-MINUTE DRIVE TIME

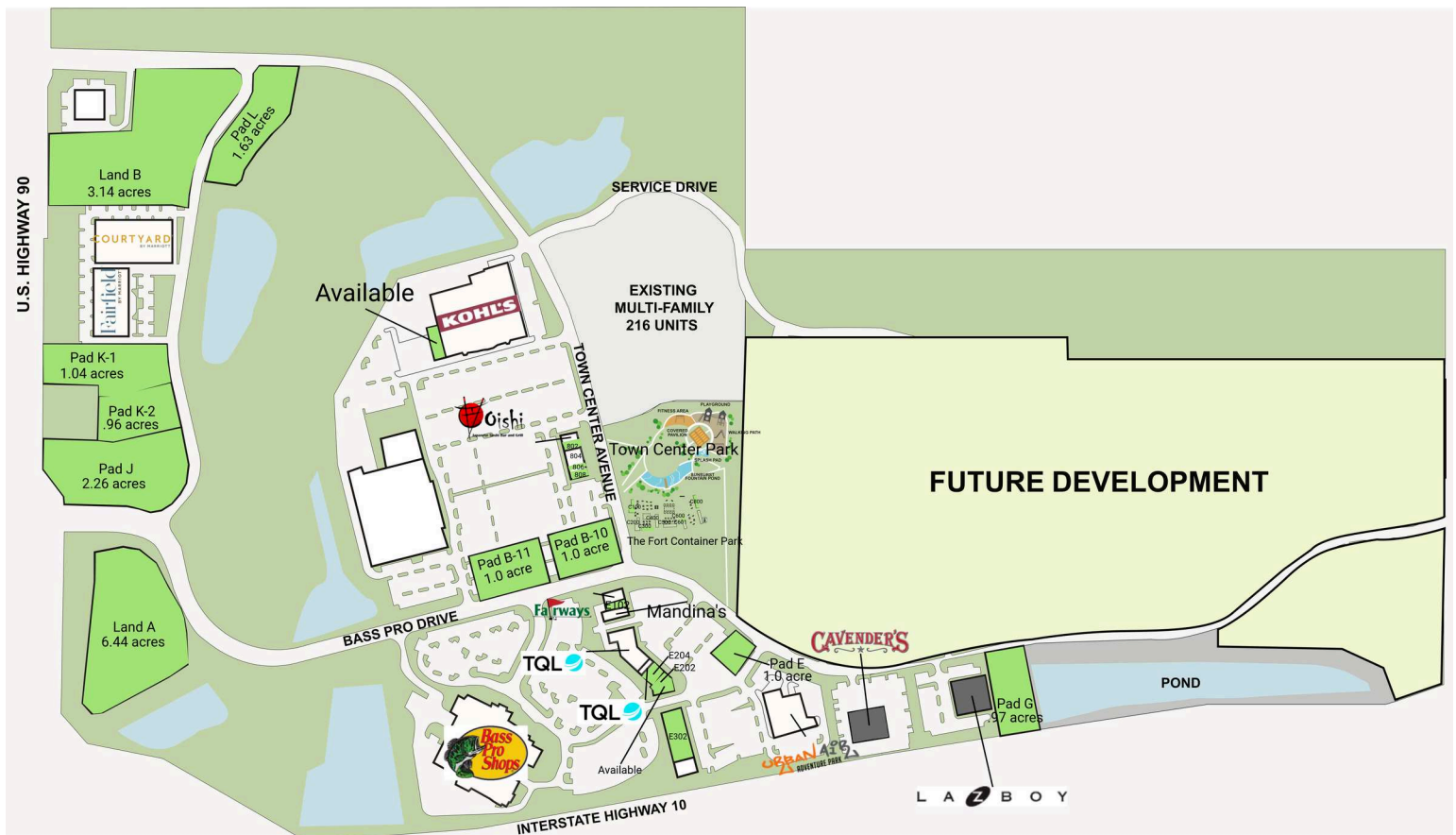
45,837  
11,993  
18,932  
80,915  
42

## 20-MINUTE DRIVE TIME

239,518  
12,930  
98,312  
56,817  
39

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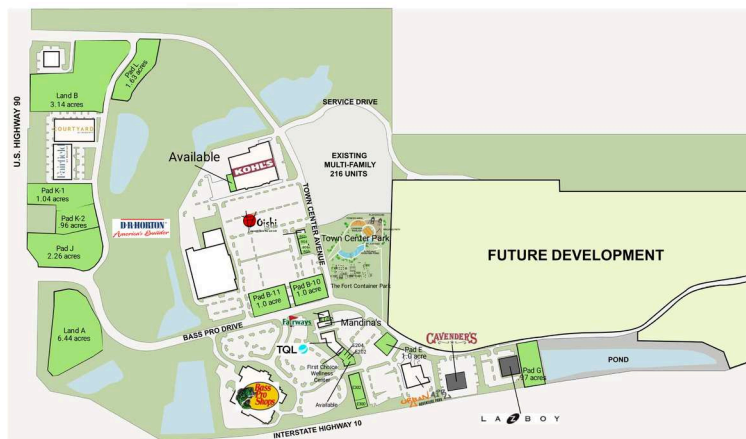
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|          |                                    |            |
|----------|------------------------------------|------------|
| B5       | Available                          | 5,000 SF   |
| B6       | Kohl's                             | 86,970 SF  |
| C100     | Available                          | 320 SF     |
| C200     | Arepa Bar                          | 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     | Mandina's                          | 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     | TQL                                | 1,295 SF   |
| E214     | TQL                                | 12,684 SF  |
| E300     | Dixie Dental Center                | 4,560 SF   |
| E302     | Available                          | 15,440 SF  |
| Land A   | Available                          | 261,360 SF |
| Land B   | Available                          | 3 SF       |
| Pad B-10 | Available                          | 1 SF       |
| Pad B-11 | Available                          | 1 SF       |
| Pad E    | Available                          | 1 SF       |
| Pad F    | Cavender's                         | 2 SF       |
| Pad G    | Available                          | 1 SF       |
| Pad J    | Available                          | 2 SF       |
| Pad K-1  | Available                          | 1 SF       |
| Pad K-2  | Available                          | 1 SF       |
| Pad L    | Available                          | 2 SF       |
| 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   |
| 801      | Available                          | 2,649 SF   |
| 802      | Available                          | 3,158 SF   |
| 804      | First Choice Wellness Center       | 1,403 SF   |
| 806      | Available                          | 2,394 SF   |
| 808      | Available                          | 2,394 SF   |

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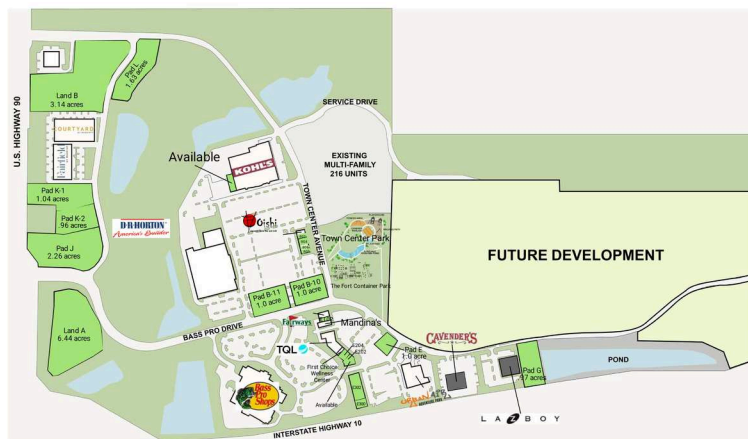
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Expansion Area

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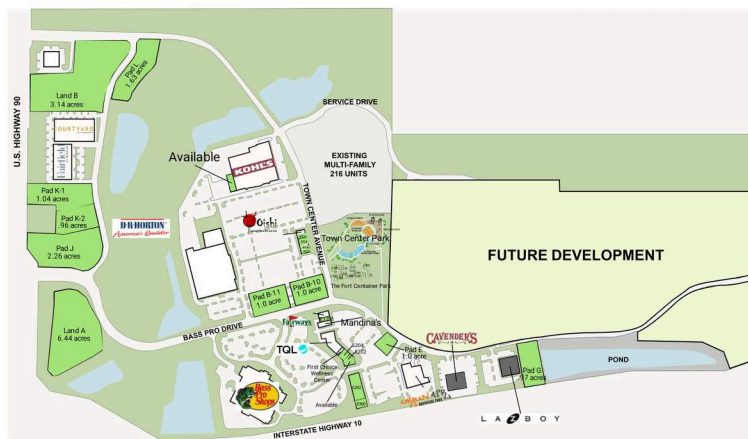


Expansion Area



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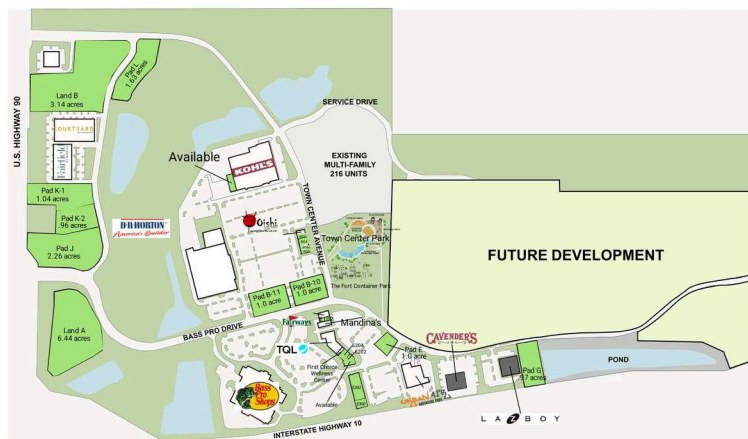
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