

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 73,316
Daytime Population 28,525
Households 94,294
Average Household Income (\$) 73,879
Median Age 40

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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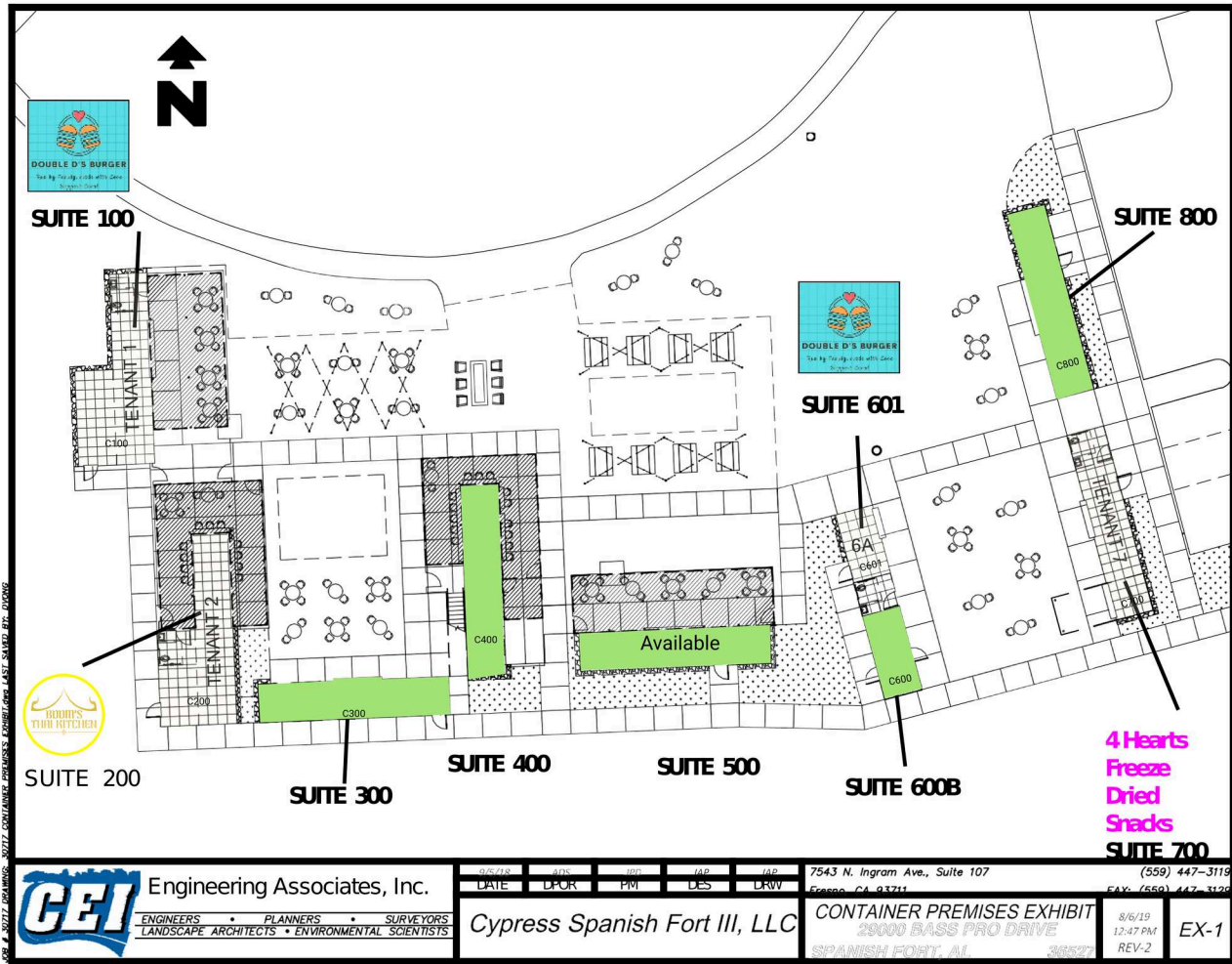


B1	DR Horton	
B5	Available	5,000 SF
B6	Kohl's	86,970 SF
E100	Mandina's	3,997 SF
E102	Available	1,614 SF
E104	Fairway Indoor Golf Club	3,200 SF
E206	TQL	22,012 SF
E300	Dixie Dental Center	4,560 SF
E302	Available	15,440 SF
E4	Urban Air Adventure Park	20,245 SF
Land A	Available	261.36 AC
Land B	LIV Development	
Pad B-10	Available	1 AC
Pad B-11	Available	1.1 AC
Pad E	Available	1 AC

Pad F	Cavender's	
Pad F-2	La-Z-Boy	
Pad G	Available	1 AC
Pad J	Available	2 AC
Pad K-1	Available	1 AC
Pad K-2	Available	1 AC
Pad L	Available	1.6 AC
2	Courtyard by Marriott	
3	Fairfield Inn & Suites by Marriott	
7	Bass Pro Shops	136,075 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

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C100	Double D's Burgers	320 SF	C600	Available	160 SF
C200	Boom's Thai Kitchen	320 SF	C601	Double D's Ice Cream	160 SF
C300	Available	320 SF	C700	4 Hearts Freeze Dried Snacks	320 SF
C400	Available	320 SF	C800	Available	320 SF
C500	Available	320 SF			



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