

# 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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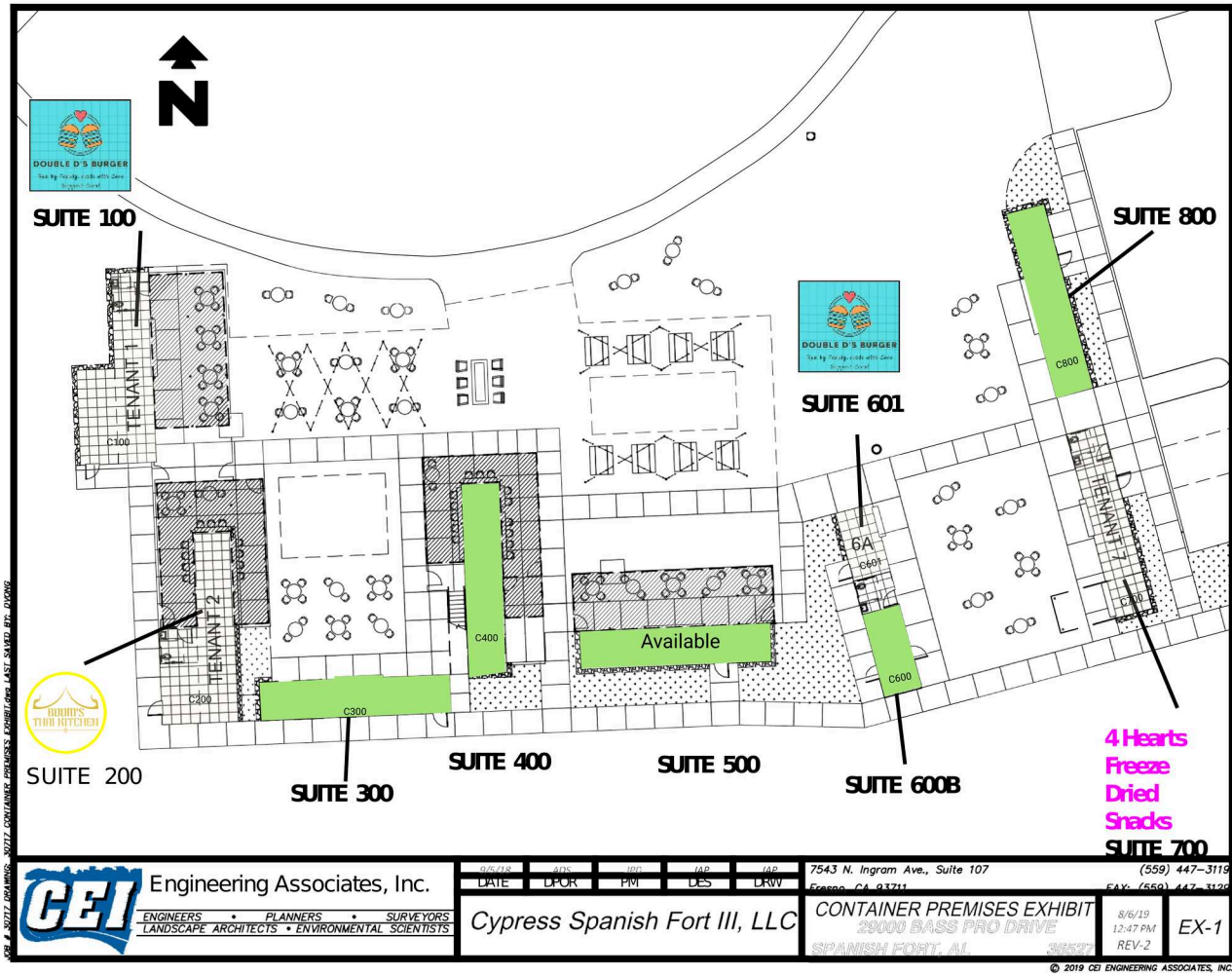


B1	DR Horton	
B5	Available	5,000 SF
E102	Available	1,614 SF
E104	Fairway Indoor Golf Club	3,200 SF
E206	TQL	22,012 SF
E300	Dixie Dental Center	4,560 SF
E302	Available	15,440 SF
Land A	Available	261.36 AC
Land B	LIV Development	
Pad B-10	Available	1 AC
Pad B-11	Available	1.1 AC
Pad E	Available	1 AC
Pad 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	
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

# Spanish Fort Town Center

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C100 Double D's Burgers	320 SF
C200 Boom's Thai Kitchen	320 SF
C300 Available	320 SF
C400 Available	320 SF
C500 Available	320 SF

C600 Available	160 SF
C601 Double D's Ice Cream	160 SF
C700 4 Hearts Freeze Dried Snacks	320 SF
C800 Available	320 SF





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