

FOR SUBLEASE

PROPERTY SUMMARY

Fully-improved salon space, prominently positioned on the end cap of a Publix-anchored shopping center in Spanish Fort, AL. All FF&E will convey with the sublease.

HIGHLIGHTS

- Publix-anchored shopping center
- End cap space
- Abundant windows and signage
- Turn-key hair salon
- Space is suitable for other uses

BUILDING SIZE

- 60,340 ± SF

AVAILABLE SPACE

- Suite 6: 1,200 ± SF

RENTAL RATE

- \$20.16 PSF NNN + \$3.87 CAM
Base rate to increase 3% per year

LEASE EXPIRATION

- February 28th, 2026

2021 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	3,114	18,636	77,680
Avg. HH Income	\$79,710	\$81,090	\$84,370

TENANTS

- Publix
- Ohana Poke
- Pizza Hut
- Lovely Nails & Spa
- Malbis Chiropractic

AREA BUSINESSES

- Belk
- Shoe Station
- Eastern Shore Lanes
- Chik-fil-A
- Freddy's
- Starbucks
- Newk's Eatery
- Half Shell Oyster House
- Dillard's



