

LAND FOR SALE OR LEASE

AREA OVERVIEW

In the last decade, Spanish Fort has become a popular place to live. A superior quality of life, and top performing school systems, together contribute to make Spanish Fort a desirable community for families and new businesses alike. Spanish Fort Town Center caters to high-income earners who want to take advantage of the unique combination of amenities that the region offers, such as a superior retail and entertainment experience, and ease of access. Spanish Fort is bisected by Interstate 10, the major thoroughfare in the region, allowing for easy commuting throughout the Mobile MSA. This 230 acre, 447,748 square foot development includes retail space, restaurant sites, hotels, a multi-family component, and land for future commercial development.

VISITORS

- Spanish Fort Town Center: 113.1K Avg Monthly Visits & 1.66M Visits over Last 12 Months
- Bass Pro Shops: 52.9K Avg Monthly Visits & 871K Visits over Last 12 Months
- The Fort Container Park: 6.1K Avg Monthly Visits & 113K Visits over Last 12 Months

AVAILABLE LAND

- Large Pads with Built to Suit Opportunities
 > 0.94 - Up to 53 AC

TRAFFIC COUNTS (ADT 2019)

- On Highway 98, south of site: 39,870
- On I-10, east of site: 62,097

JOIN THIS LINEUP

Anchors: Bass Pro Shops, Kohl's, Cavender's, La-Z-boy, Urban Air

In-Line Tenants: Oishi, Dixie Dental, TQL, Mandina's Restaurant (Coming Soon)

The Fort Container Park: Beakers Coffee, Tap Station, Bluefin by Wai Wai Poke, Bleus Burger, Sno Biz, Solly's "World Famous," & New Mediterranean Concept (Coming Soon)

PROPERTY HIGHLIGHTS

- Interstate Frontage
- Easy Access
- Prominent Sign Bands
- High Traffic Counts
- Competitive Rates
- Zoned B-3



HOME OF "THE FORT CONTAINER PARK"



DEVELOPED AND MANAGED BY:





THE FORT
FOOD • DRINKS • FUN

Beakers Coffee

Tap Station

Bleus Burger

Sno Biz

Bluefin by Wai Wai Poke

Solly's "World Famous"

New Mediterranean Concept
Coming Soon

CONTAINER PARK

SUMMARY

AERIAL

SITE PLAN

RETAIL

MIXED-USE

COMPETITION

DEMOS



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Mandina's Restaurant **Coming Soon - Spring 2021!**

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ENTERTAINMENT

Town Center Park is made up of 3.5 acres featuring:

- Large pavilion and live performance area
- Splash Pad
- Exercise Areas
- Horseshoe Pits
- Playground Equipment



MULTI-FAMILY

Spanish Fort Town Center Apartments include 216 one- to two-bedroom apartments featuring:

- hardwood-style flooring
- granite countertops
- stainless steel appliances
- upgraded lighting and hardware throughout

OUTDOOR DINING

The Fort Container Park is a 1.8 acre restaurant venue comprised of:

- 8 repurposed shipping containers that come together to create a vibrant, yet casual dining and entertainment hangout situated adjacent to Town Center Park
- Many eclectic eateries and bars featuring an assortment of craft brews, wine, and cocktails
- A small performance area



HOSPITALITY

Courtyard by Marriott

- 91 Room, AAA rated Three Diamond, newly-renovated hotel includes deluxe amenities such as free high-speed Wi-Fi, comfy bedding, mini-fridge, and coffeemaker.

Fairfield by Marriott

- 83 Room, AAA rated Three Diamond designation, hotel. All guestrooms feature smart amenities such as free Wi-Fi, LCD TVs, mini-fridge, and work desk. Studio Suites also offer a separate living room with sofa bed and sleeping area.





Retail Expenditure PSM By Blockgroups

- 50,000,000 or more
- 35,000,000 to 50,000,000
- 25,000,000 to 35,000,000
- 10,000 to 25,000,000
- 35,000,000 to 50,000,000

SPANISH FORT TOWN CENTER

EASTERN SHORE CENTRE

JUBILEE SQUARE SHOPPING CENTER

SUMMARY

AERIAL

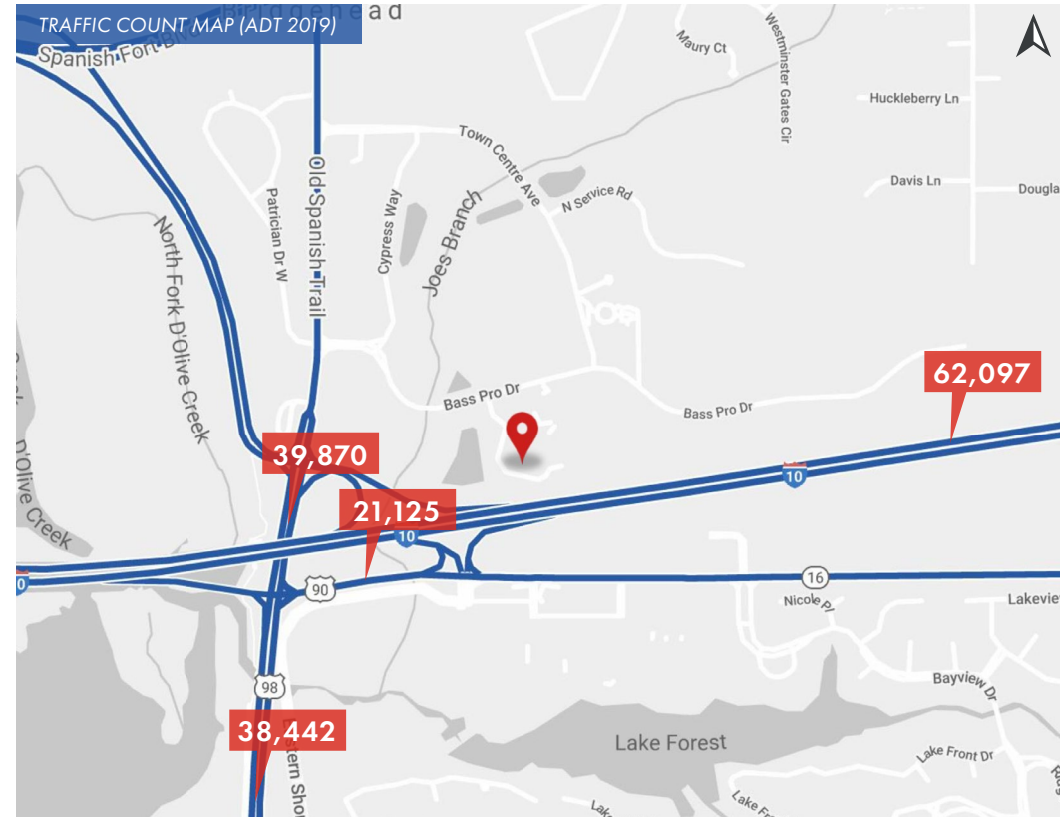
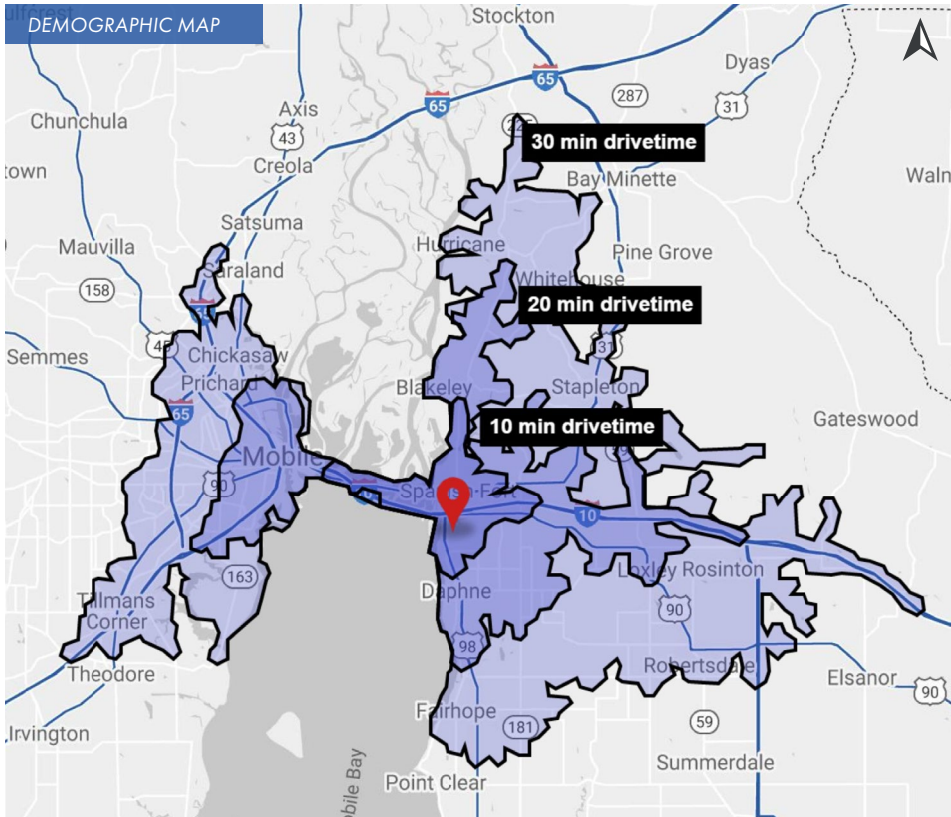
SITE PLAN

RETAIL




MIXED-USE

COMPETITION

DEMOS



2020 DRIVETIME DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN	10 MIN	20 MIN	30 MIN	10 MIN	20 MIN	30 MIN		
 POPULATION	20,170	97,451	256,164	 AVG. HH INCOME	\$83,666	\$69,425	\$65,458	 HOUSEHOLDS	8,788	40,506	108,470