

NOW PRE-LEASING

DEVELOPMENT SUMMARY

Strategically positioned on a 222-acre site located at the intersection of Foley Beach Express and Canal Road in Orange Beach, AL, The Wharf has evolved as a dynamic mixed-use development that offers a myriad of shopping, entertainment, and culinary options for both the ever-increasing local population, as well as the influx of tourists that visit Coastal Alabama throughout the year. With the 380,000 SF of existing commercial space reaching an occupancy level of 93%, the committed ownership has plans to develop additional targeted uses to further enhance The Wharf.

Pre-leasing is now underway for a proposed 7,000 SF retail building. The design will allow for a single-tenant BTS, or a multi-tenant building with up to four retail spaces. Drive-thru opportunities on each endcap exist, and a patio area can be incorporated. Great visibility and exposure from Canal Road will add to the appeal of the new retail building, which could be delivered by late 2021. For additional information, please contact Stirling Properties.

BUILDING

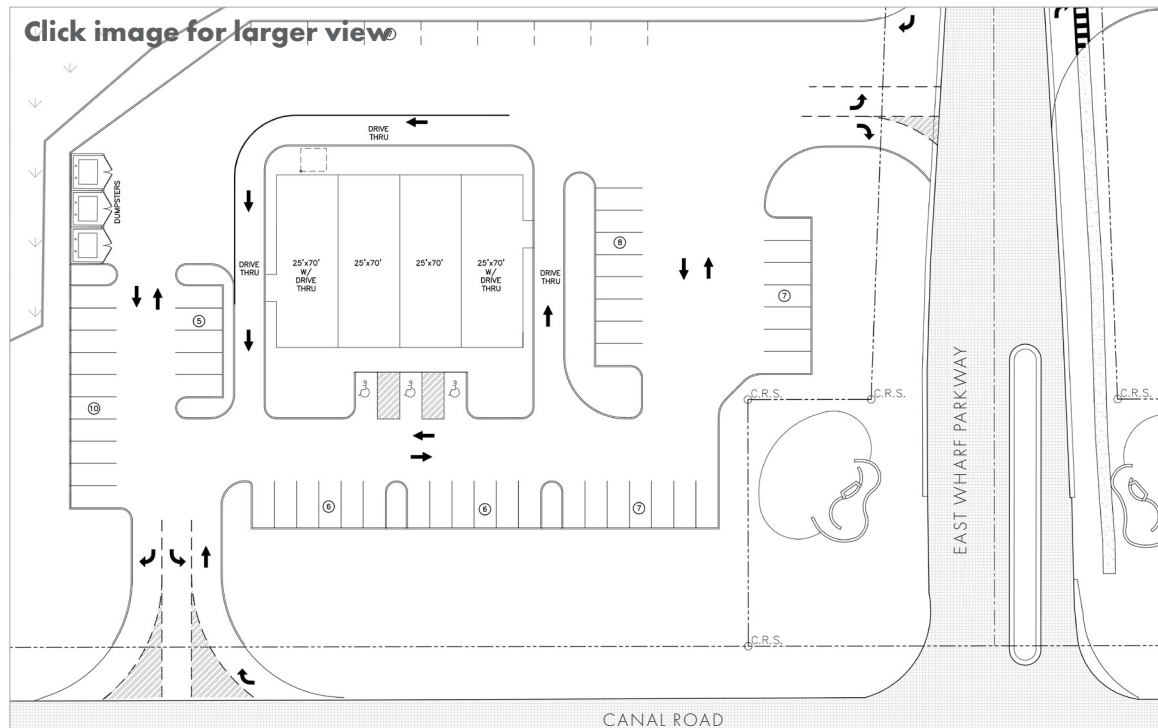
- GLA: 7,000 ± SF
- 2 Drive-Thrus
- Patio Area
- Lot Size: 1.9 ± Acres
- 2021 Delivery Proposed

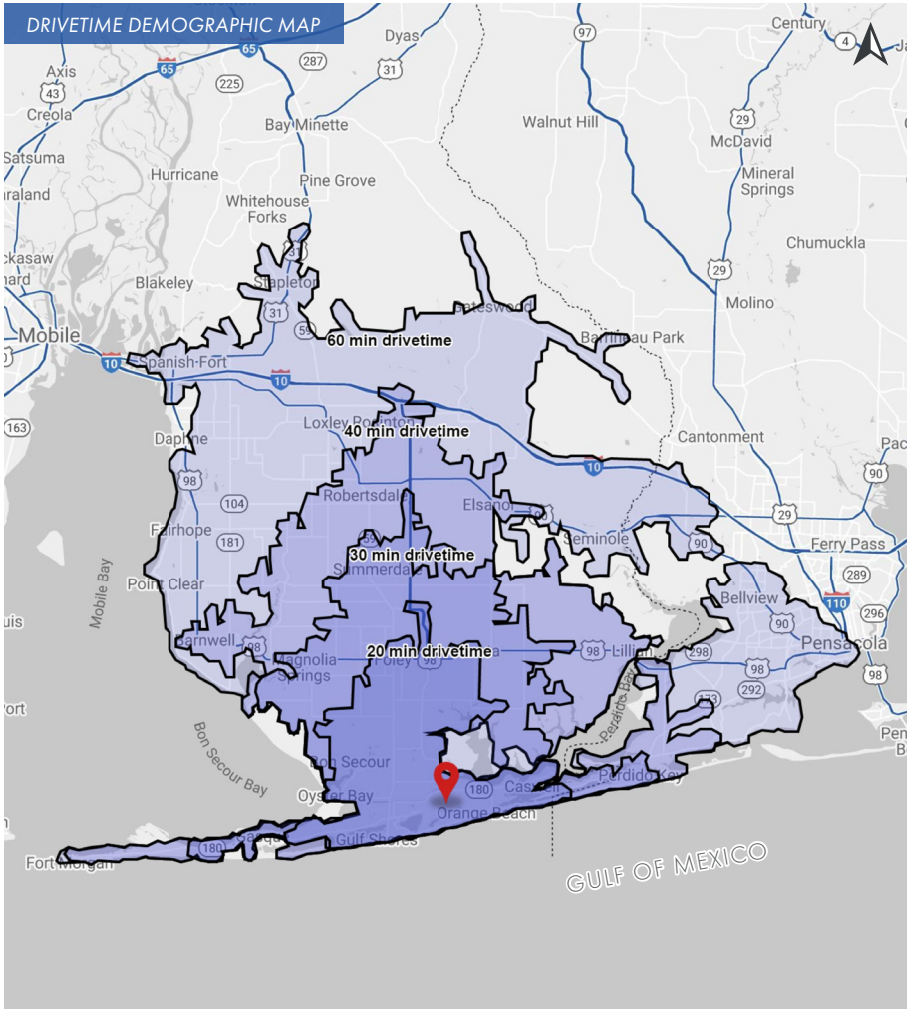
LOCATION

- Northwest Corner of Canal Road and Wharf Parkway E.

COMING SOON

- Tom Thumb, Burger King, & Cinnabon to be Developed on adjacent corner
- New Orange Beach School Opening Fall 2020
- Class A Conditioned Self-Storage Facility Proposed





COASTAL ALABAMA MARKET 2019 STATS



* Sources: Economic Impact Report - Gulf Shores/Orange Beach Tourism, Alabama Department of Revenue, Cities' Department of Revenue

2020 DEMOGRAPHICS	20 MIN	30 MIN	40 MIN	60 MIN
Population	48,342	71,131	115,309	331,754
Proj. Ann. Growth	2.9%	2.7%	2.5%	1.9%
Avg. HH Income	\$65,416	\$63,384	\$66,662	\$69,327