

FOR LEASE

Eastern Shore Plaza

10200 Eastern Shore Boulevard | Spanish Fort, AL



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	1,600 - 15,000 SF
	Outparcels Available: 1.1 and 1.02 Acres



Highlights

- ±265,000 SF Power Center located in high income area
- Superb visibility to I-10 and over 61,000 VPD
- Anchors include: Best Buy, Ashley Furniture, Cost Plus World Market, Ross Dress for Less, Old Navy, Party City, and Tuesday Morning

Demographics

	1 MILE	3 MILES	5 MILES
Population	1,701	15,790	34,597
Average HH Income	\$114,626	\$102,089	\$96,076
Total Daytime Population	3,536	17,949	40,337

Year: 2020 | Source: Esri

Contact

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Traffic Counts

AL-181, N of Site	19,932 VPD
AL-181, S of Site	35,336 VPD
I-10, W of Site	62,097 VPD
US Highway 31, NE of Site	17,611 VPD

Year: 2019 | Source: ALDOT

SRS REAL ESTATE PARTNERS | 304 20th Street S, | Birmingham, AL 35233 | 205.259.2195

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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PRODISSEE CENTER

BLAKELEY SQUARE

SPANISH FORT TOWN CENTER

JUBILEE SQUARE

EASTERN SHORE PARK

EASTERN SHORE CENTRE

EASTERN SHORE PLAZA





Eastern Shore Plaza

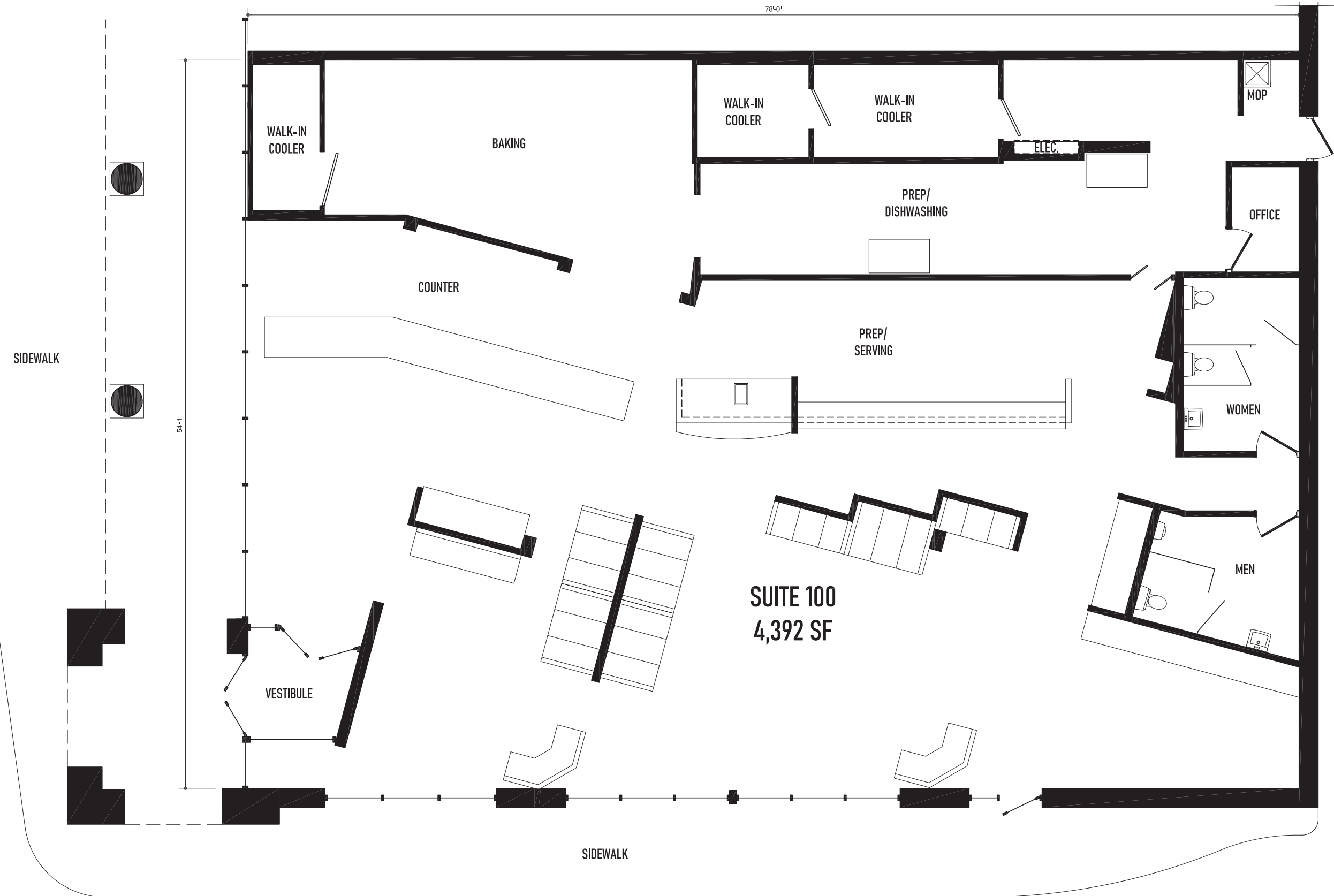
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TENANT LISTING

100 AVAILABLE	4,500 SF	300	Sola Salons	4,468 SF	
106	Healthsource Chiropractic	1,800 SF	400 AVAILABLE	2,100 SF	
108	SportClips	1,600 SF	402	Anytime Fitness	3,800 SF
110	PetSmart	20,087 SF	406	Doctor's Diet	2,100 SF
120	Michael's	21,360 SF	500 AVAILABLE	3,200 SF	
130	Best Buy	30,981 SF	504	Majestic Nails	1,600 SF
140	Ross Dress for Less	30,187 SF	506 AVAILABLE	1,600 SF	
150	Old Navy	18,982 SF	508	GNC	1,600 SF
160	World Market	18,230 SF	600	Tuesday Morning	9,660 SF
170 AVAILABLE	7,500 SF	608	Party City	12,750 SF	
180	Dollar Tree	10,000 SF	602 FUTURE AVAILABLE	15,000 SF	
200	South's Outpost	5,000 SF	Lot 17 OUTPARCEL OPPORTUNITY	1.02 Acres	
210	Ashley Furniture	45,000 SF	Lot 18 OUTPARCEL OPPORTUNITY	1.13 Acres	

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1 EXISTING LAYOUT
1/4"=1'-0"

BALDWIN

COUNTY, ALABAMA

EST 1809

TOP 10 FASTEST GROWING
MID-SIZE MARKETS IN U.S.
(2020 | AREA DEVELOPMENT)

POPULATION OF BALDWIN COUNTY
IS GREATER THAN THE CITY LIMITS OF
BIRMINGHAM, HUNTSVILLE, MOBILE, OR
MONTGOMERY

RANKS 2ND FOR YEAR-OVER-YEAR WAGE
GROWTH AMONG ALL SMALL U.S. METROS
(MILKEN INSTITUTE)

★ Eastern Shore Plaza

📍 Baldwin County

SOUTH ALABAMA
MEGA SITE

visit
Mobile
Alabama

DOWNTOWN MOBILE
BIRTHPLACE OF MARDI GRAS
IN THE U.S. | 850,000± ATTEND

Grand Hotel

THE GRAND HOTEL
LOCATED ON 550 ACRES
THE QUEEN OF SOUTHERN
RESORTS

City of
Gulf Shores
Alabama

GULF SHORES BEACHES
HOME TO THE WHARF &
32 MILES OF SUGAR-WHITE
SAND BEACHES

UNDER CONSTRUCTION
ALDI USA REGIONAL HQ
& DISTRIBUTION CENTER
564,000 SF | \$100M IN CAPITAL
200 JOBS CREATED

BUC-EE'S

FIRST BUC-EE'S
OUTSIDE
OF TEXAS

OWA

OWA
AMUSEMENT PARK
WATER PARK
COMING 2022

ORANGE BEACH
ALABAMA

ORANGE BEACH
SUGAR-WHITE SAND BEACHES
HOME OF THE HANGOUT
MUSIC FESTIVAL

Baldwin County Highlights

Executive Summary

10200 Eastern Shore Boulevard | Spanish Fort, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	832	10,369	24,139
2010 Population	1,701	15,790	34,597
2020 Population	1,878	19,793	43,696
2025 Population	2,106	21,963	48,385
2000-2010 Annual Rate	7.41%	4.30%	3.66%
2010-2020 Annual Rate	0.97%	2.23%	2.30%
2020-2025 Annual Rate	2.32%	2.10%	2.06%
2020 Male Population	48.2%	49.0%	48.9%
2020 Female Population	51.8%	51.0%	51.1%
2020 Median Age	40.8	40.5	40.9

In the identified area, the current year population is 43,696. In 2010, the Census count in the area was 34,597. The rate of change since 2010 was 2.30% annually. The five-year projection for the population in the area is 48,385 representing a change of 2.06% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	88.2%	87.3%	85.2%
2020 Black Alone	5.9%	6.7%	9.0%
2020 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2020 Asian Alone	3.1%	2.7%	2.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	0.6%	0.7%	0.9%
2020 Two or More Races	1.6%	2.0%	1.9%
2020 Hispanic Origin (Any Race)	2.8%	2.8%	2.9%

Persons of Hispanic origin represent 2.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	146	119	110
2000 Households	331	3,761	9,319
2010 Households	756	6,057	13,770
2020 Total Households	836	7,577	17,460
2025 Total Households	943	8,433	19,363
2000-2010 Annual Rate	8.61%	4.88%	3.98%
2010-2020 Annual Rate	0.99%	2.21%	2.34%
2020-2025 Annual Rate	2.44%	2.16%	2.09%
2020 Average Household Size	2.25	2.61	2.50

The household count in this area has changed from 13,770 in 2010 to 17,460 in the current year, a change of 2.34% annually. The five-year projection of households is 19,363, a change of 2.09% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 11,967 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	12.3%	10.9%	11.8%
Median Household Income			
2020 Median Household Income	\$85,001	\$79,018	\$74,441
2025 Median Household Income	\$95,592	\$86,868	\$80,103
2020-2025 Annual Rate	2.38%	1.91%	1.48%
Average Household Income			
2020 Average Household Income	\$114,626	\$102,089	\$96,076
2025 Average Household Income	\$131,555	\$116,464	\$108,314
2020-2025 Annual Rate	2.79%	2.67%	2.43%
Per Capita Income			
2020 Per Capita Income	\$44,489	\$39,766	\$38,552
2025 Per Capita Income	\$51,358	\$45,478	\$43,537
2020-2025 Annual Rate	2.91%	2.72%	2.46%

Households by Income

Current median household income is \$74,441 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$80,103 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$96,076 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$108,314 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$38,552 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$43,537 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	212	237	218
2000 Total Housing Units	391	4,049	10,251
2000 Owner Occupied Housing Units	292	3,162	7,232
2000 Renter Occupied Housing Units	39	599	2,087
2000 Vacant Housing Units	60	288	932
2010 Total Housing Units	944	6,731	15,536
2010 Owner Occupied Housing Units	555	4,473	9,825
2010 Renter Occupied Housing Units	201	1,584	3,945
2010 Vacant Housing Units	188	674	1,766
2020 Total Housing Units	1,031	8,574	19,885
2020 Owner Occupied Housing Units	669	6,013	13,268
2020 Renter Occupied Housing Units	167	1,565	4,192
2020 Vacant Housing Units	195	997	2,425
2025 Total Housing Units	1,164	9,527	22,002
2025 Owner Occupied Housing Units	755	6,689	14,705
2025 Renter Occupied Housing Units	188	1,744	4,658
2025 Vacant Housing Units	221	1,094	2,639

Currently, 66.7% of the 19,885 housing units in the area are owner occupied; 21.1%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 15,536 housing units in the area - 63.2% owner occupied, 25.4% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 11.59%. Median home value in the area is \$210,626, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.00% annually to \$221,406.