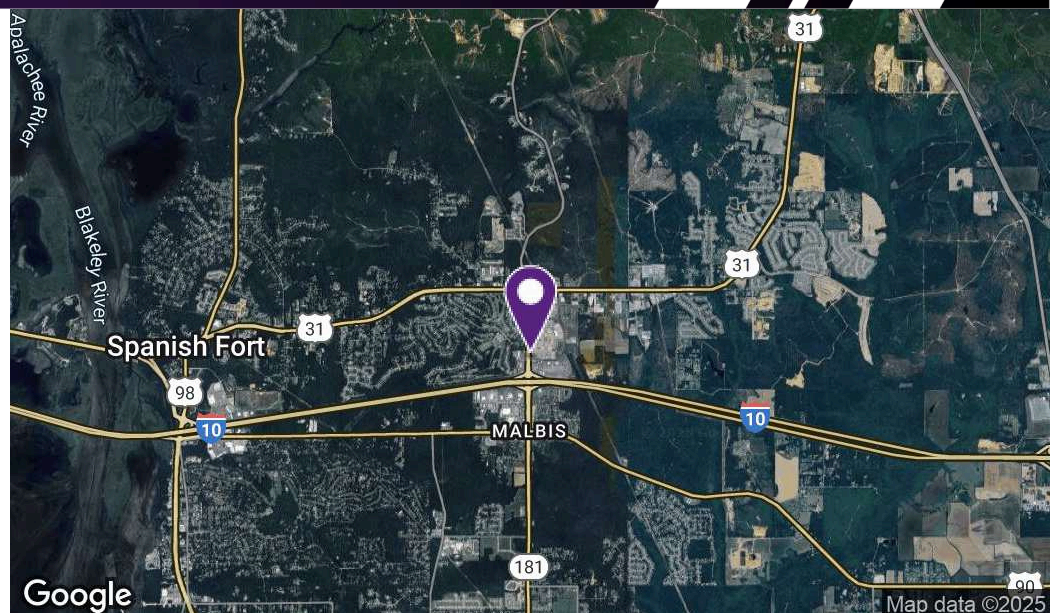


# EASTERN SHORE POINT - 2ND GEN RESTAURANT SPACE

## 30350 ALABAMA 181, SPANISH FORT, AL 36527



### PROPERTY HIGHLIGHTS

- 1,200 SF inline 2nd generation restaurant space available for lease
- Co-tenants include Starbucks, Charles Schwab, and Verizon
- Located on the northeast corner of AL-181 (38,000+ VPD) and I-10 (64,000+ VPD)
- Average household income within 1 mile is over \$120,000
- Located in Baldwin County, one of Alabama's fastest growing counties, with over 8 million tourists annually.
- Adjacent to Eastern Shore Plaza and Eastern Shore Centre

### OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,012	8,789	18,837
Total Population	2,648	23,374	48,903
Average HH Income	\$123,211	\$106,840	\$109,358



Stephanie Hill  
Director  
205.271.7228  
shill@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

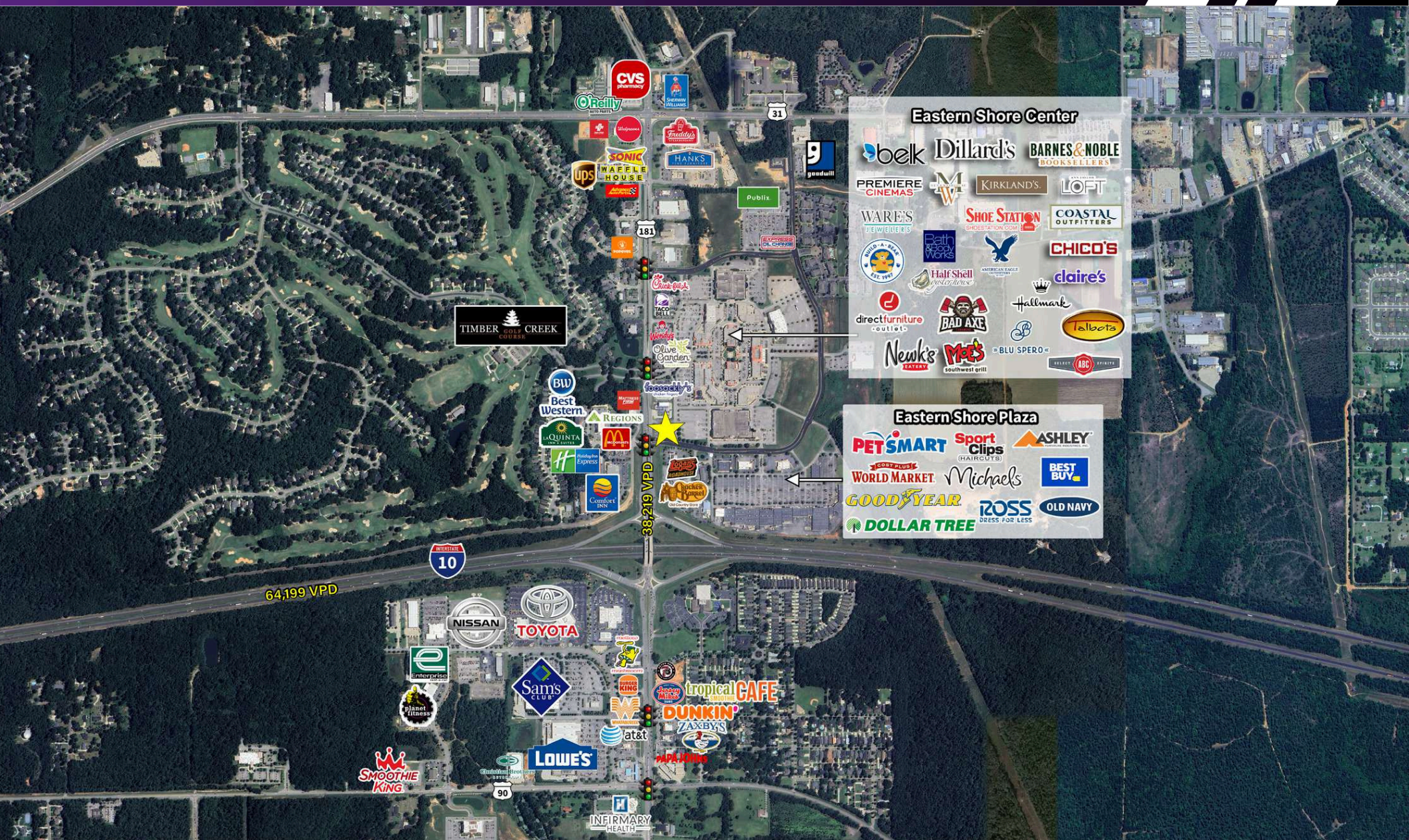
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# EASTERN SHORE POINT - 2ND GEN RESTAURANT SPACE

30350 ALABAMA 181, SPANISH FORT, AL 36527

HWY 181



EASTERN SHORE BLVD



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## 30350 ALABAMA 181, SPANISH FORT, AL 36527



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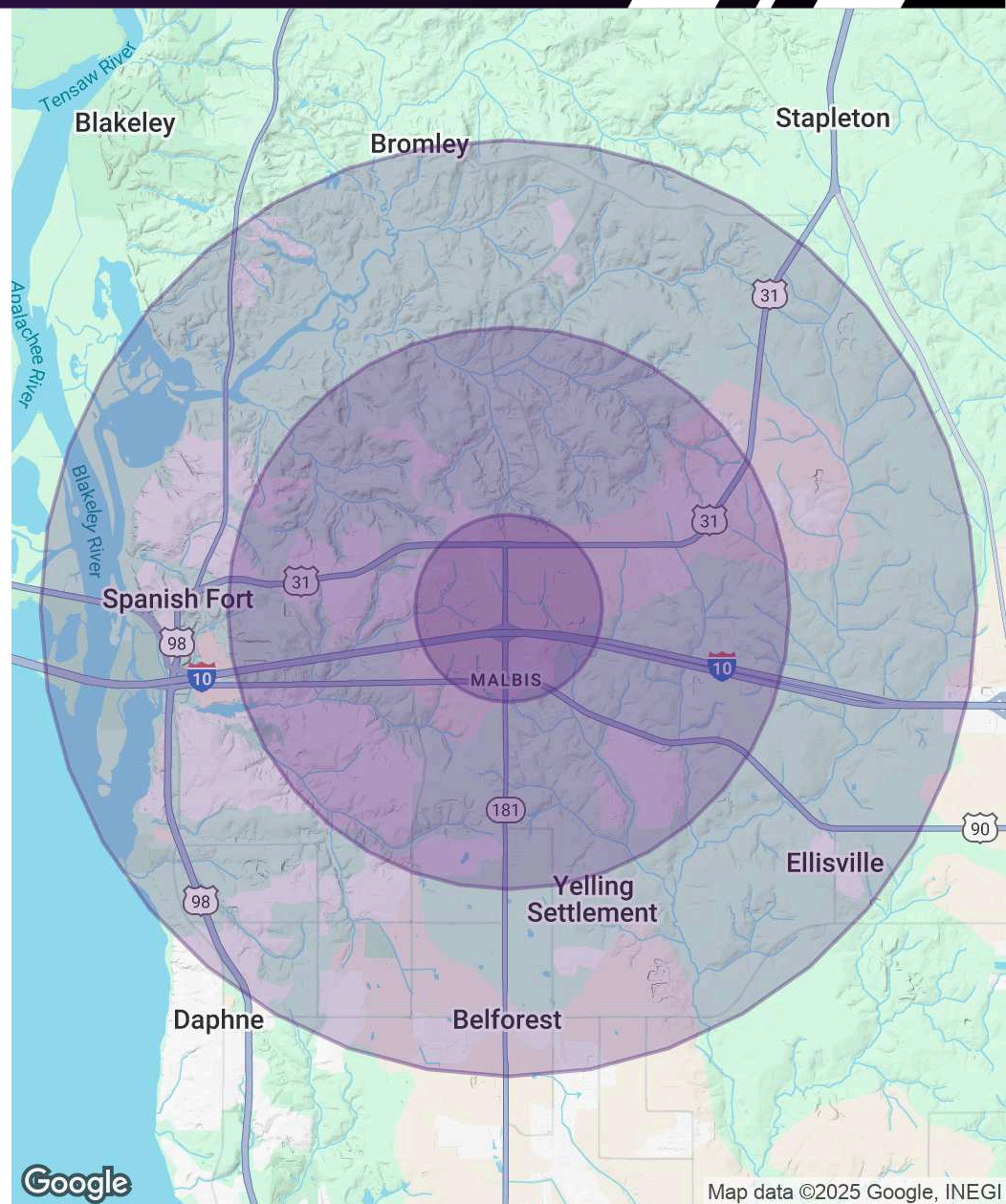
# EASTERN SHORE POINT - 2ND GEN RESTAURANT SPACE

## 30350 ALABAMA 181, SPANISH FORT, AL 36527

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,648	23,374	48,903
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,012	8,789	18,837
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$123,211	\$106,840	\$109,358
Average House Value	\$429,446	\$362,395	\$378,722

Demographics data derived from AlphaMap



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