

Available

5,000 SF BTS opportunity
adjacent to Cavenders

32000 Bass Pro Dr
Spanish Fort, AL 36527

Property Specifications

- Ground lease or build to suit - 5,000+ SF parcel adjacent to Cavenders.
- Excellent visibility on I-10 (73,282 CPD 2024).
- Area retailers include: Bass Pro Shops, Urban Air, and La-Z-Boy.
- The Baldwin metro is the fastest growing MSA in Alabama and ranks amongst the top 10 fastest growing in the US.



Buff Teague
Executive Managing Director
251 341 1600
buff.teague@jll.com

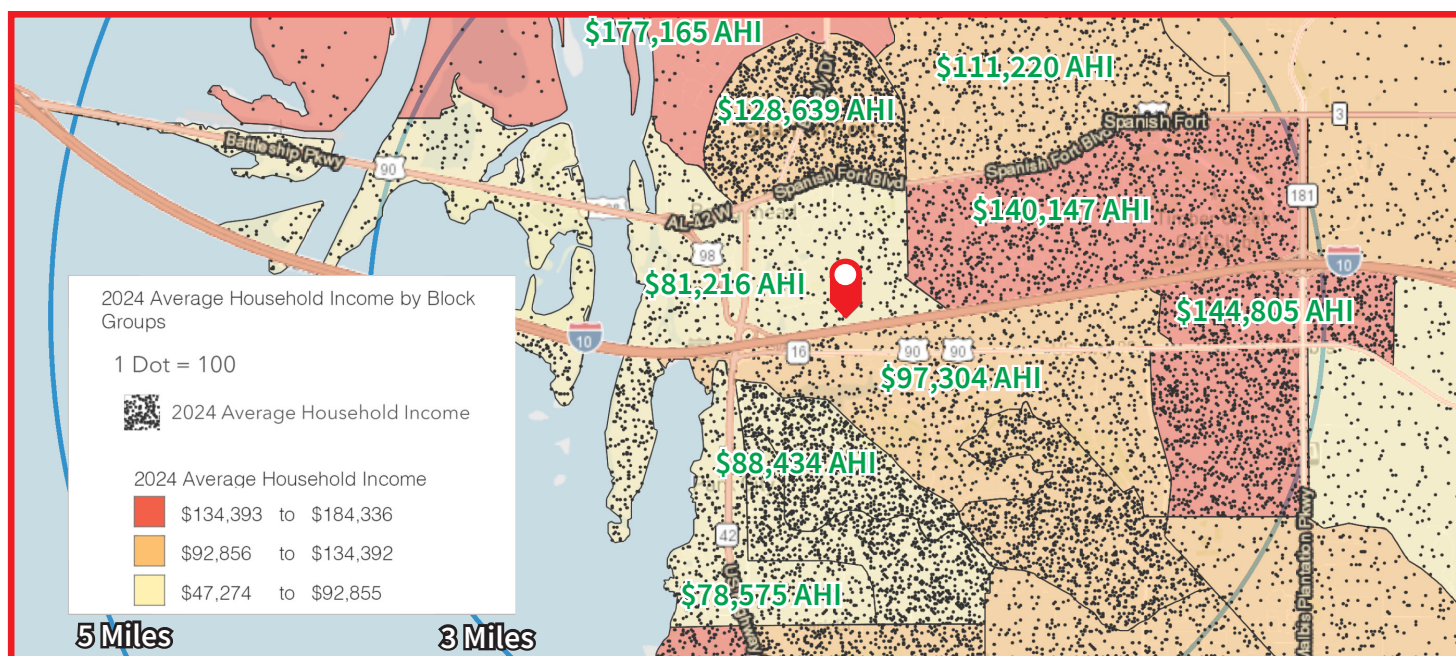
jll.com

Jones Lang LaSalle
Americas, Inc.
9.11.25

Nearby Retailers



Average Household Income Within 3 Miles



Demographics

Source: Esri 2025

3 Miles

25,776
Estimated Population



23,281
Daytime Population

\$111,342
Average Household Income



42.2
Median Age

5 Miles

43,802
Estimated Population



42,626
Daytime Population

\$112,326
Average Household Income



41.4
Median Age

7 Miles

63,606
Estimated Population



54,703
Daytime Population

\$117,997
Average Household Income



40.5
Median Age

