



# For Sublease

## 3,748 SF on 1.5 AC Available

- Former bank branch in great condition with drive-thru
- Over 6 years of term remaining with multiple renewal options available
- Excellent visibility at the entrance to Spanish Fort Town Center on US-98/US-90
- In close proximity to multiple retailers and restaurants
- Potential for additional income with leaseback of existing drive-up ATM

10000 Town Center Ave  
Spanish Fort, AL

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**Asking Lease Rate:**  
**\$9,579.17/month (NNN)**

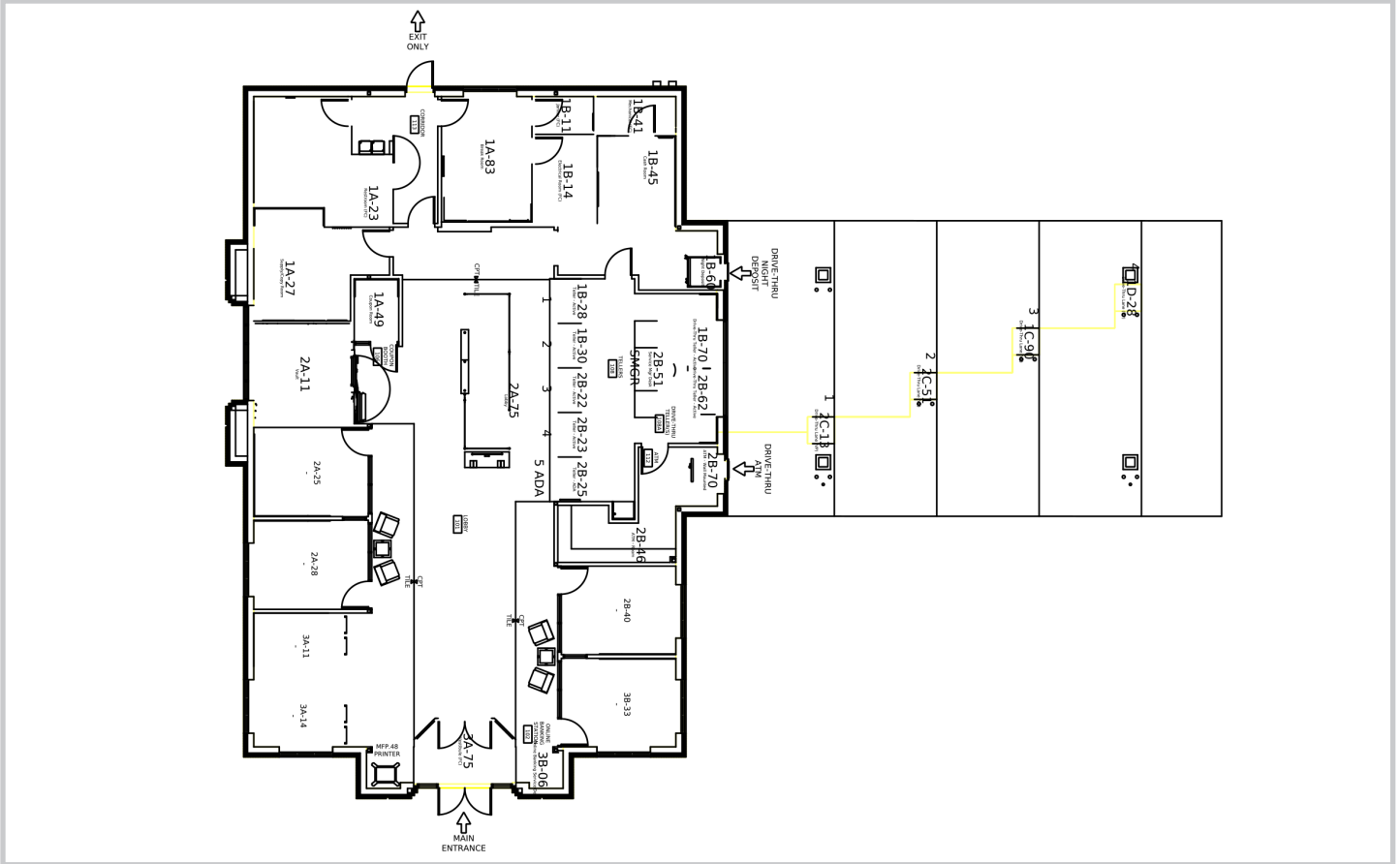
Estimated Demographics	1-mile	3-mile	5-mile
Estimated Population	3,301	21,132	38,443
Daytime Population	4,083	19,095	37,236
Average Household Income	\$97,648	\$93,291	\$96,764
Median Age	50.0	43.5	42.7

Source: Esri, 2022

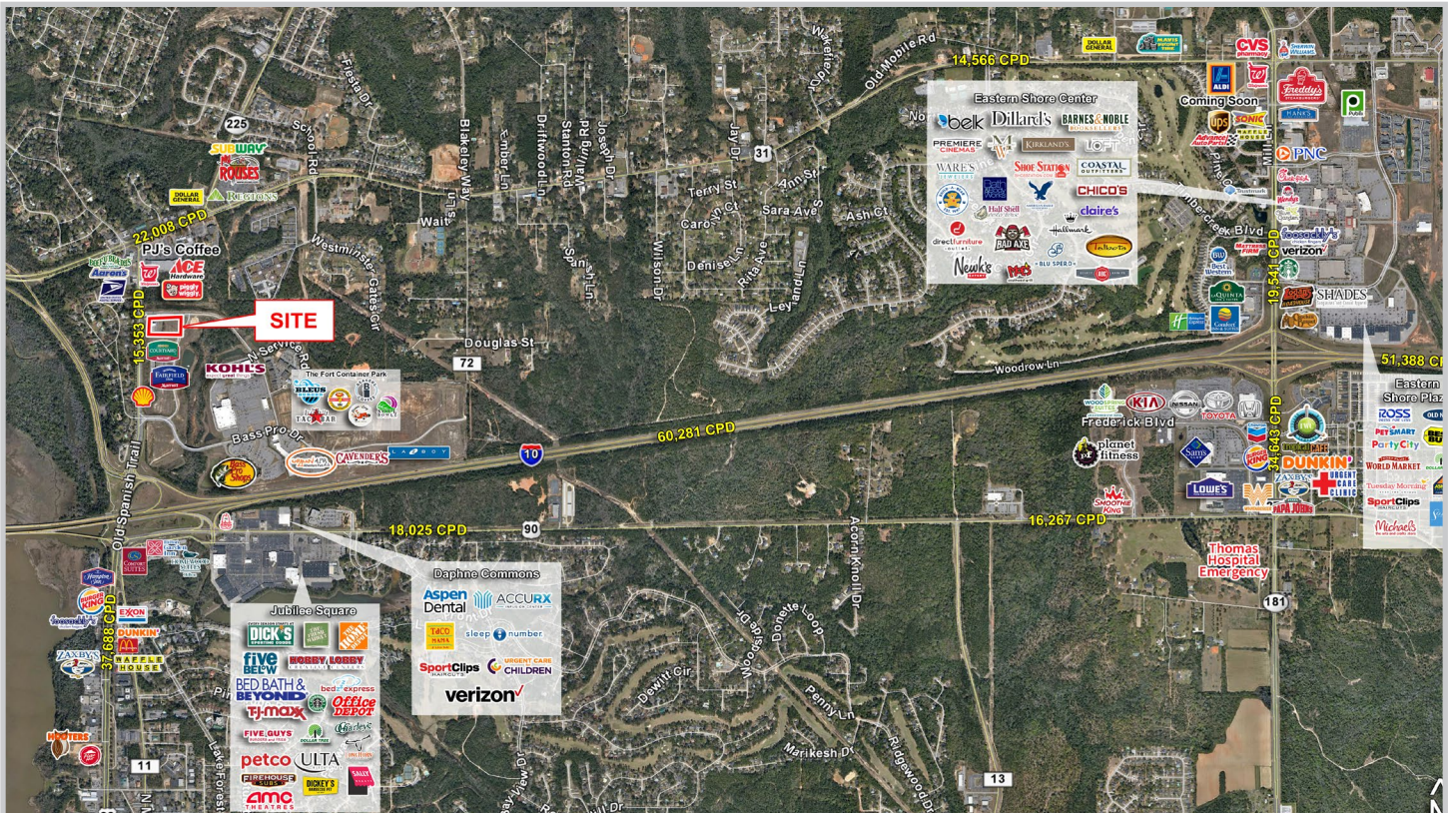
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Retail Aerial



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