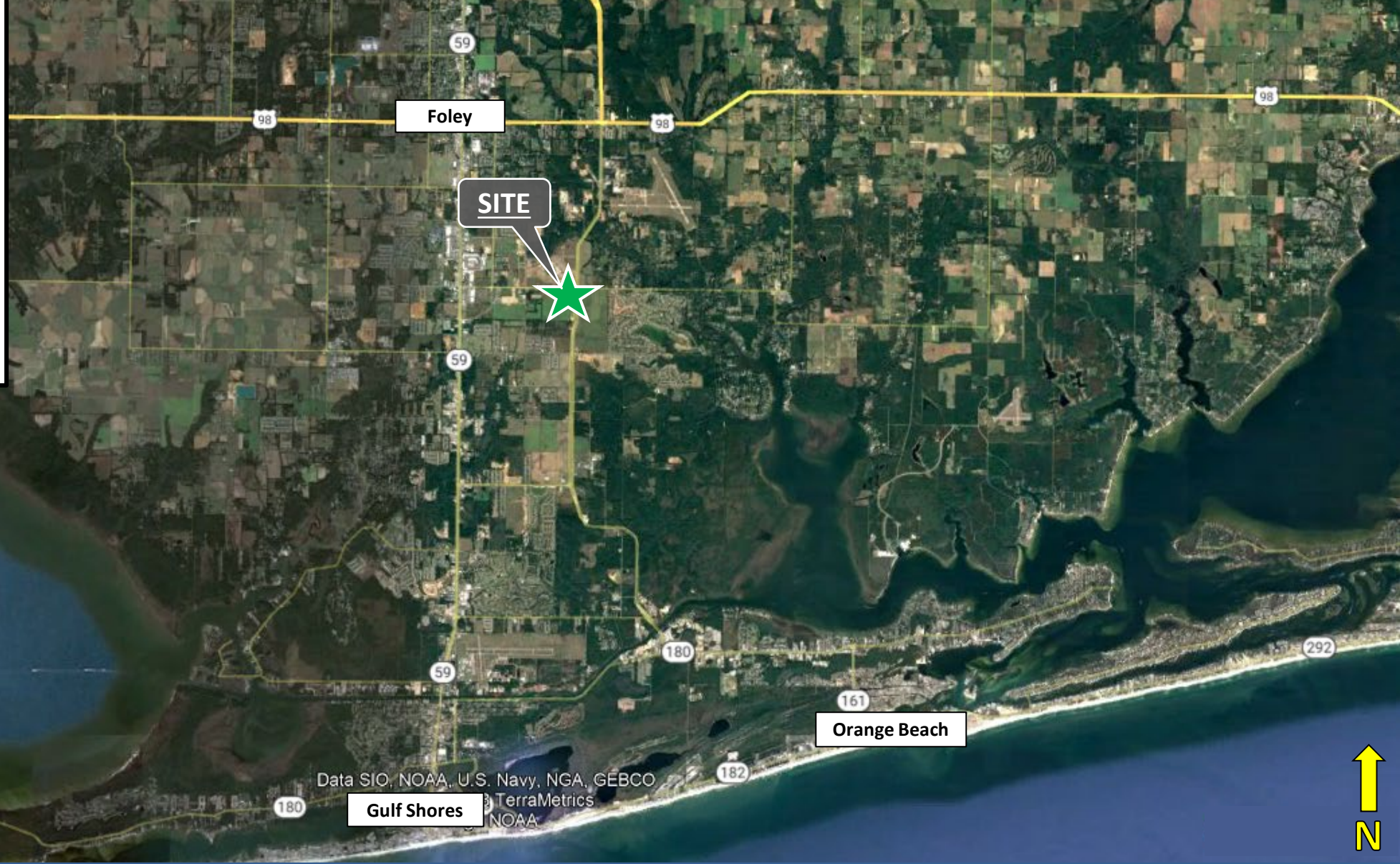


# PUBLIX-Anchored Retail Center

SHOPS & OUTPARCEL  
AVAILABLE  
FOR LEASE

Foley, AL



John Abernathy  
Direct: 205.972-9627

Luke Wingo  
Direct: 205.972-9644

Shop Space & Outparcel Available  
Foley Beach Express and County Road 20  
Foley, AL 36535

# SITE OVERVIEW & DEMOGRAPHICS

## Demographic Snapshot:

Distance	Population (Annual Growth %)	Avg. Income	Med. Income
1 Mile	1,998 (4%)	\$90,016	\$80,483
2 Miles	7,844 (4%)	\$79,820	\$67,231
3 Miles	17,620 (5%)	\$68,420	\$57,239

- LOCATED AT THE SWC of Foley Beach Express & C.R. 20
- ONE (1) OUTPARCEL AVAILABLE FOR LEASE FRONTING FOLEY BEACH EXPRESS.
- 12,600 SF RETAIL SHOP SPACE AVAILABLE FOR LEASE.
- NEARLY 40,000 VPD AT THE INTERSECTION.
- 4-5% ANNUAL POPULATION GROWTH IN TRADE AREA.
- APPROX. 1,500 RESIDENTIAL UNITS BUILT OR UNDER CONSTRUCTION IN TRADE AREA OVER PAST 18 MONTHS.
- 6.5 MILLION PEOPLE DRIVE THROUGH FOLEY ANNUALLY.
- BALDWIN COUNTY HAS EXPERIENCED 27% POPULATION GROWTH SINCE 2010, MORE THAN ANY OTHER COUNTY IN ALABAMA.
- LOCATED DIRECTLY ACROSS FROM THE OWA THEME PARK.



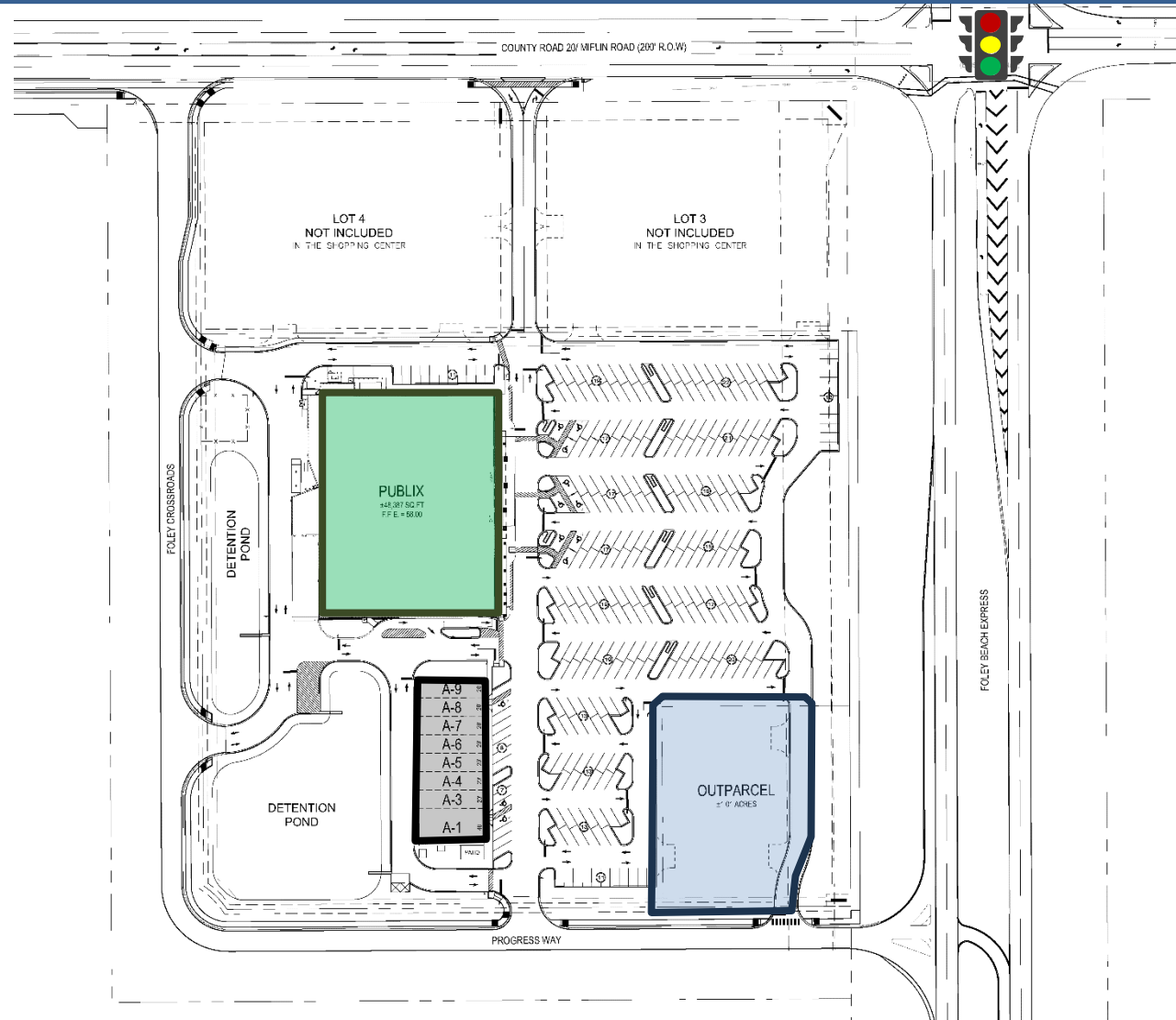
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# SITE PLAN

- **46,000 SF Publix Supermarket**
- **14,000 SF Retail Shop Space Available For Lease**
- **Outparcel 1 – 1.01 Acres Available For Lease**



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# GROCERY & SHOPS ELEVATIONS



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