

stirling

PELICAN PLACE AT CRAFT FARMS

3800 GULF SHORES PARKWAY
GULF SHORES, AL





PROPERTY GLA: 220,372

OVERVIEW

Stirling Properties is pleased to offer the opportunity to lease Pelican Place at Craft Farms located in Gulf Shores, AL. Pelican Place is a Target-anchored lifestyle center located just a few miles from the popular Gulf Shores beach/tourism district which attracts over 8 million annual visitors and provides more than \$7 Billion to the local economy. The property is prominently positioned adjacent to Craft Farms, the largest residential community in South Baldwin County and home to two Arnold Palmer designed golf courses. The center also serves as the dominant national retail trade area of Gulf Shores and nearby Orange Beach.

In addition to Target and the nearby Publix, the center is anchored by Books-A-Million and Beall's Home Centric and features both inline space and outparcel/pad opportunities.

The center fronts US Hwy 59, the main North/South corridor in Baldwin County, AL and receives over 50,000 VPD traffic. The location is also in very close proximity to the newly expanded Gulf Shores/Orange Beach International Airport and the new Gulf Shores High School.

TENANTS

- Target
- Verizon
- Books-A-Million
- The Yard Milkshake Bar (as seen on Shark Tank)
- Bealls Home Centric
- Longhorn Steakhouse
- BBVA Compass Bank

NEARBY ECONOMIC DRIVERS

- Gulf Shores Tourism/Beach District
- Gulf Shores International Airport
- Gulf Shores High School
- Massive residential growth
- Baldwin Infirmary Health



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KYLE KNIGHT

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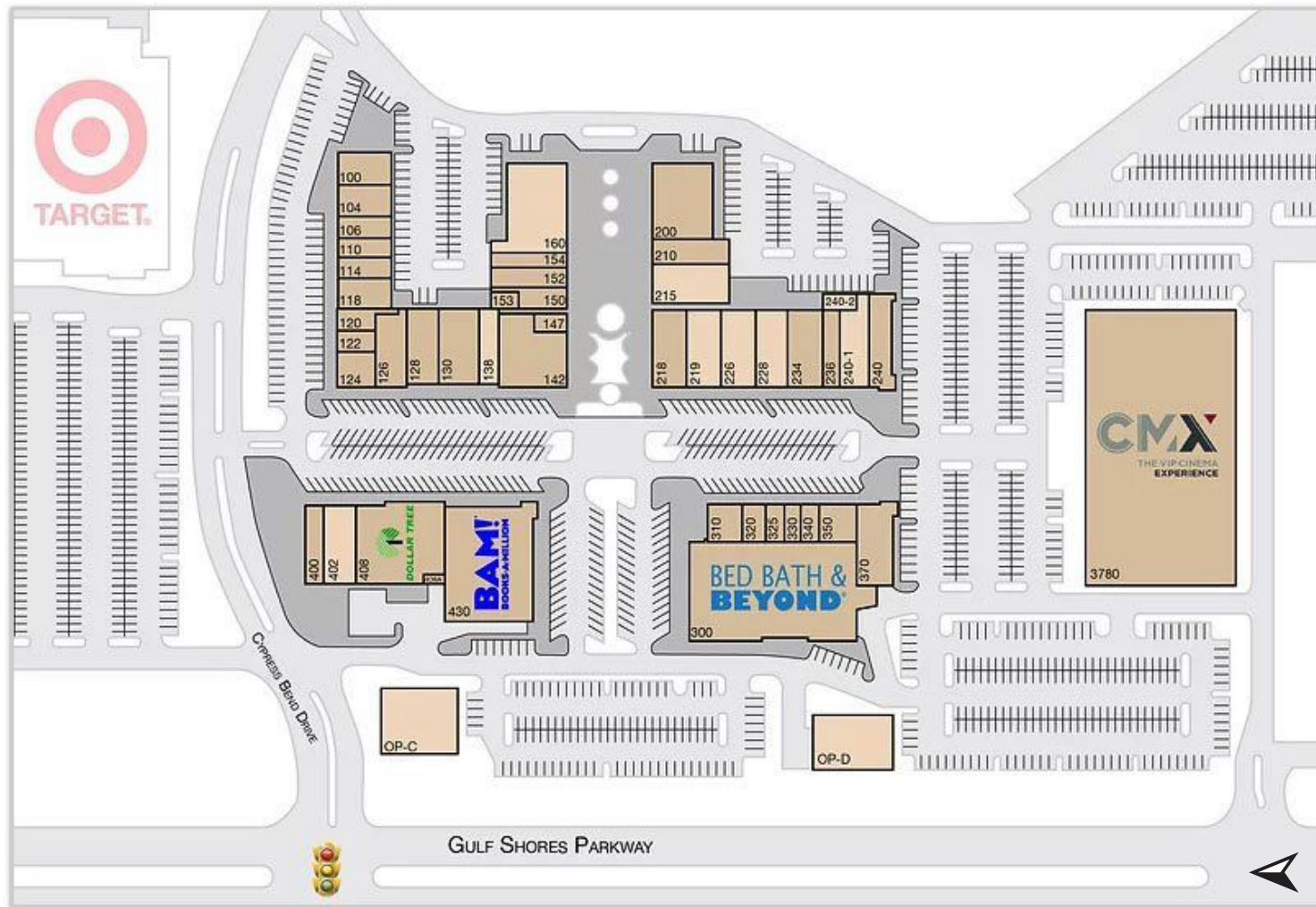
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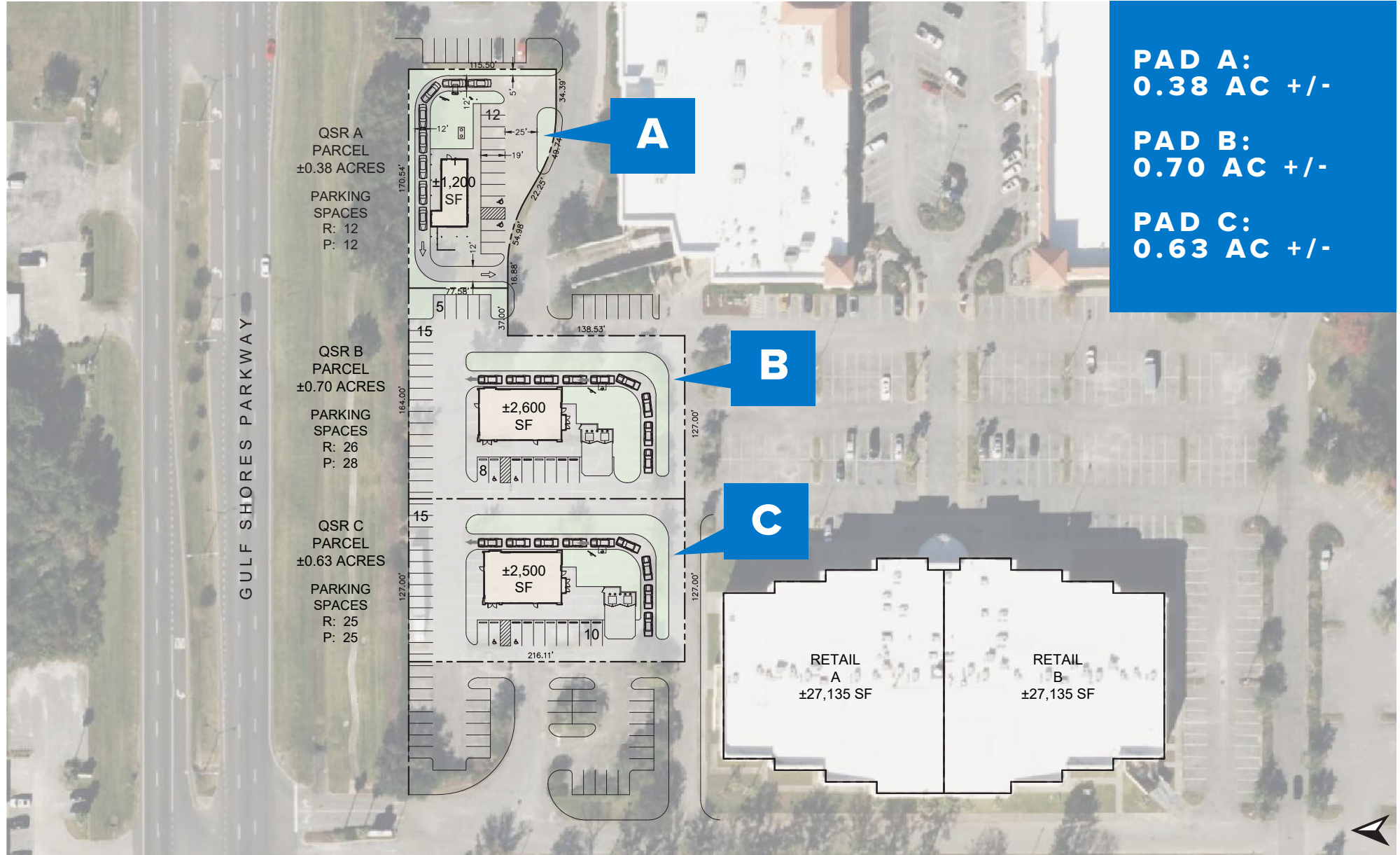
Pelican Place
AT CRAFT FARMS





AVAILABLE SPACES

SUITE	SF
114	1,530
147	828
153	600
160	8,807
215	6,043
219	3,002
226	4,010
228	3,940
236	1,819
240-1	2,949
240-2	1,687
402	4,187
408A	426



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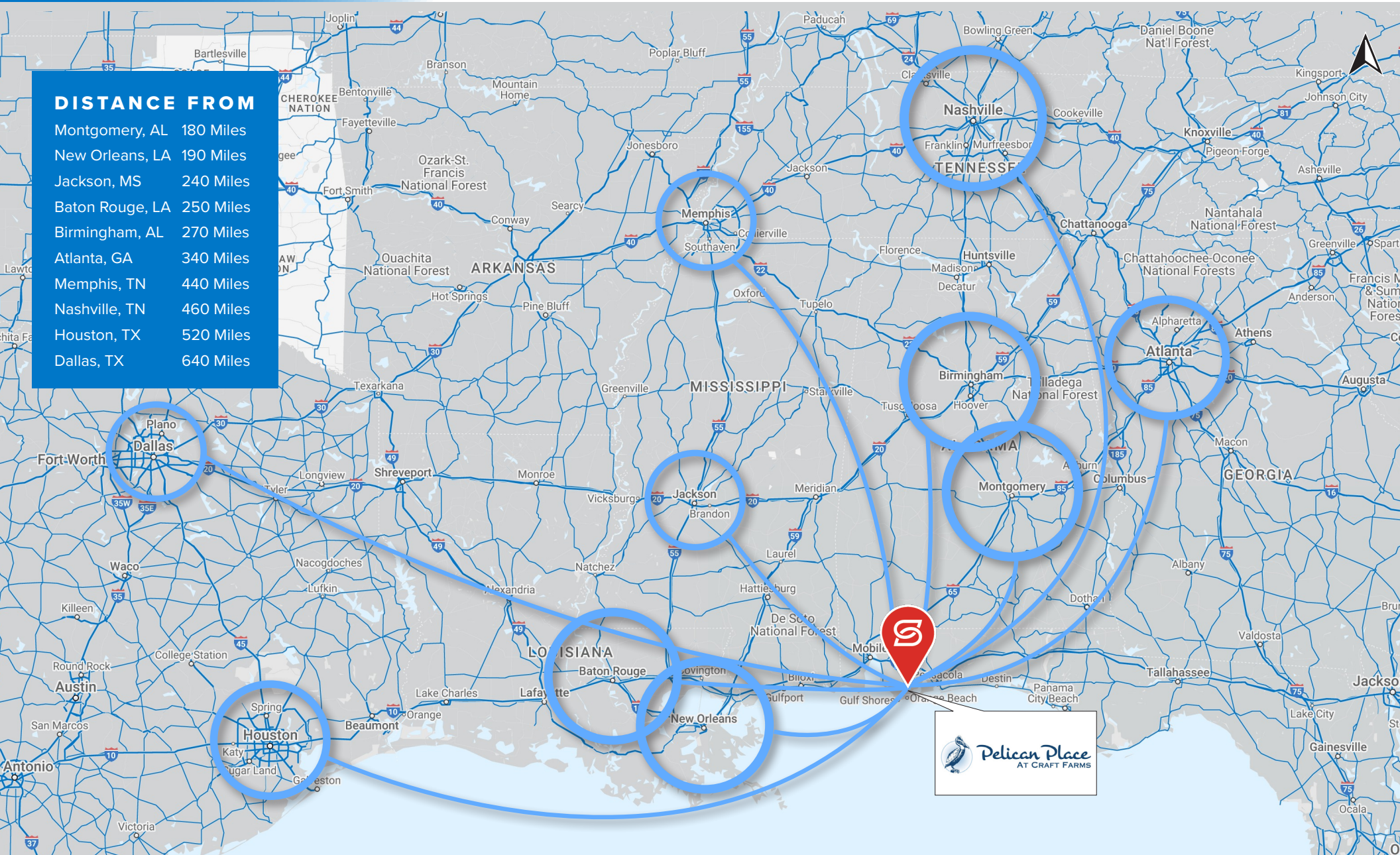
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DISTANCE FROM

Montgomery, AL	180 Miles
New Orleans, LA	190 Miles
Jackson, MS	240 Miles
Baton Rouge, LA	250 Miles
Birmingham, AL	270 Miles
Atlanta, GA	340 Miles
Memphis, TN	440 Miles
Nashville, TN	460 Miles
Houston, TX	520 Miles
Dallas, TX	640 Miles



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AT CRAFT FARMS



BALDWIN COUNTY, ALABAMA TOURISM 2023 STATS



VISITORS

8.4M VISITORS

21.9% INCREASE OVER 2019



VISITOR
SPENDING

\$7.9B VISITOR SPENDING

52.0% INCREASE OVER 2019



LODGING
REVENUE

\$40M LODGING REVENUE

52.1% INCREASE OVER 2019

*Sources: Placer.ai, Alabama Tourism Industry Economic Impact Report 2024

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,359	18,338	36,728
Proj. Ann. Growth	3.2%	3.1%	3.0%
Number of HH	1,437	8,093	16,528
Avg. HH Income	\$106,342	\$94,404	\$97,213

DRIVETIME DEMOGRAPHIC MAP

