



CRAWFORD SQUARE  
REAL ESTATE ADVISORS

FOR LEASE



EASTERN SHORE  
SHOPPING CENTER

30500 HWY 181 | SPANISH FORT, AL

## SUMMARY

## SITE PLAN

## LOCATION AERIAL

## RETAIL MAP

## PHOTOS

## DEMOGRAPHICS

# FOR LEASE

## AVAILABLE RETAIL SPACES

|           |                |           |                 |           |                |
|-----------|----------------|-----------|-----------------|-----------|----------------|
| Suite 102 | 1,053-4,760 SF | Suite 300 | 8,500-16,575 SF | Suite 610 | 1,496-5,490 SF |
| Suite 103 | 3,707-4,760 SF | Suite 304 | 5,868-16,575 SF | Suite 614 | 2,371 SF       |
| Suite 124 | 4,000 SF       | Suite 308 | 2,207-16,875 SF | Suite 712 | 1,644-3,444 SF |
| Suite 204 | 1,900 SF       | Suite 420 | 4,500-8,209 SF  | Suite 713 | 1,800-3,444 SF |
| Suite 216 | 5,500 SF       | Suite 422 | 3,709-8,209 SF  | Suite 800 | 8,702 SF       |
| Suite 232 | 6,000 SF       | Suite 606 | 3,994-5,459 SF  |           |                |

Lease Rate: \$17.00-\$19.00/PSF + NNN (\$4.11)

## AVAILABLE OFFICE SPACE

|           |          |            |          |
|-----------|----------|------------|----------|
| Suite 450 | 2,086 SF | Suite 454B | 1,776 SF |
| Suite 454 | 2,714 SF | Suite 461  | 2,154 SF |

Lease Rate: \$18.00/PSF Gross (2nd Floor Office)

## PROPERTY DESCRIPTION

Eastern Shore Centre is a dominant regional retail destination strategically positioned along the Interstate 10 corridor in Spanish Fort, Alabama. The open-air center serves a broad trade area encompassing Mobile, Baldwin County, and Gulf Coast visitors, benefiting from strong traffic volumes and excellent accessibility. The property features a diverse mix of national retailers, restaurants, entertainment uses, and service providers that generate consistent customer traffic throughout the week.

Major tenants include Dillard's, Belk, Barnes & Noble, Shoe Station, Bath & Body Works, and Jes & Gray Living, complemented by a collection of national and regional restaurant operators. The concentration of established anchors and destination-oriented tenants supports strong consumer draw and reinforces the center's position as a primary shopping and entertainment hub for the Eastern Shore market.

The property offers tenants the opportunity to benefit from established co-tenancy, significant daytime and weekend traffic, and exposure to one of the fastest-growing residential markets in Alabama. Its combination of regional accessibility, diverse tenant mix, and sustained consumer demand contributes to its long-term viability as a retail location.

## PROPERTY HIGHLIGHTS

- Eastern Shore Centre is regionally accessible with access from Highway 181 and Interstate 10. The intersection carries 64,199 cars per day
- Located in Baldwin County - one of the fastest growing counties in the nation with a 33.5% population increase between 2010 to 2022, and an unemployment rate of 2.1% which is 1.4% below the national average
- Location off I-10 attracts a large seasonal customer traveling to the Alabama & Florida beaches from a 4 state region
- Regional destination - generated 4 million visits in 2025
- Traffic drawing tenants include Belk, Shoe Station, California Dreaming, Mountain High Outfitters, Bath + Body Works, and Dillard's





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| SUITE  | TENANT                             | SF     |
|--------|------------------------------------|--------|
| 100    | Fade Masters                       | 1,053  |
| 102    | AVAILABLE                          | 1,053  |
| 103    | AVAILABLE                          | 3,707  |
| 104    | JPar Gulf Coast Re                 | 2,000  |
| 106    | Salon Royale                       | 3,500  |
| 110    | Spanish Fort Nutrition             | 1,400  |
| 111    | Merle Norman                       | 800    |
| 120    | Marigold Events                    | 2,484  |
| 122    | Bath & Body Works                  | 3,000  |
| 124    | AVAILABLE                          | 4,000  |
| 128    | Imia                               | 8,005  |
| 132    | Newks eatery                       | 4,000  |
| 134    | The Bull                           | 5,035  |
| 140    | Shoe Station                       | 29,503 |
| 200    | University Of South Alabama Health | 4,250  |
| 204    | AVAILABLE                          | 1,900  |
| 206    | ABC Select                         | 3,600  |
| 208    | Ann Taylor Loft                    | 5,000  |
| 210    | Chicos                             | 3,049  |
| 212    | Talbots                            | 4,200  |
| 216    | AVAILABLE                          | 5,500  |
| 217    | Apricot Lane                       | 2,100  |
| 220    | Poppy Blow Dry Barz                | 2,100  |
| 222    | B Darlin                           | 2,100  |
| 223    | Build-A-Bear                       | 2,380  |
| 224    | Ala Med                            | 18,000 |
| 225    | Fluffy's Pet Shop                  | 1,655  |
| 226    | Blooming Fabulous Flower Shop      | 2,223  |
| 228    | Cartiology                         | 5,000  |
| 230    | Tortuga Adventure Golf             | 5,000  |
| 232    | AVAILABLE                          | 6,000  |
| 234-40 | Fireflies Salon                    | 4,484  |
| 241    | Puppy den                          | 2,000  |
| 242    | The Men's Wearhouse                | 4,977  |
| 244    | Moes Southwest Grill               | 3,000  |
| 300    | AVAILABLE                          | 8,500  |
| 304-06 | AVAILABLE                          | 5,868  |
| 308    | AVAILABLE                          | 2,207  |
| 310-12 | Guinn Beauty Institute             | 5,201  |
| 313    | The Pink Velvet Boutique           | 1,646  |
| 314    | Classy Threads Bridal & Formal     | 5,025  |

| SUITE  | TENANT                            | SF      |
|--------|-----------------------------------|---------|
| 316    | Ware Jewels                       | 2,975   |
| 400-06 | Stock And Trade                   | 16,294  |
| 414    | Barnes & Noble                    | 22,500  |
| 420    | AVAILABLE                         | 4,500   |
| 422    | AVAILABLE                         | 3,709   |
| 423    | Amys Hallmark                     | 4,000   |
| 424    | Escapology                        | 3,997   |
| 450    | AVAILABLE (2nd Level)             | 2,086   |
| 454    | AVAILABLE (2nd Level)             | 2,714   |
| 454B   | AVAILABLE (2nd Level)             | 1,776   |
| 460    | Advance Mortgage (2nd Level)      | 4,030   |
| 461    | AVAILABLE (2nd Level)             | 2,154   |
| 462    | PBS Financial Systems (2nd Level) | 4,430   |
| 500    | Belk                              | 96,577  |
| 600    | Jes & Gray                        | 12,460  |
| 606    | AVAILABLE                         | 3,994   |
| 610    | AVAILABLE                         | 1,496   |
| 612    | US Armed Forces                   | 4,040   |
| 614    | Storage                           | 2,371   |
| 616    | US Armed Forces                   | 1,453   |
| 616A   | Storage                           | 1,057   |
| 617    | Armory Commision Of Alabama       | 937     |
| 618    | Spanish Fort Police Department    | 5,000   |
| 700    | California Dreaming               | 7,323   |
| 702    | Kidsland Salon                    | 1,137   |
| 704    | Nail Studio                       | 1,137   |
| 706    | State Farm                        | 1,140   |
| 710    | Twist 181 Lounge                  | 3,287   |
| 712    | AVAILABLE                         | 1,644   |
| 713    | AVAILABLE                         | 1,800   |
| 714    | Sunglass hut                      | 873     |
| 716-18 | Mountain High Outfitters          | 8,702   |
| 720    | 5A Fitness Zone                   | 4,092   |
| 722    | Claire's                          | 801     |
| 800    | AVAILABLE                         | 8,702   |
| 804    | Lazzari Services                  | 458     |
| 812    | Marble Slab                       | 2,000   |
| 818    | Direct Furniture Home Design      | 21,366  |
| DEP    | Dillards                          | 124,824 |



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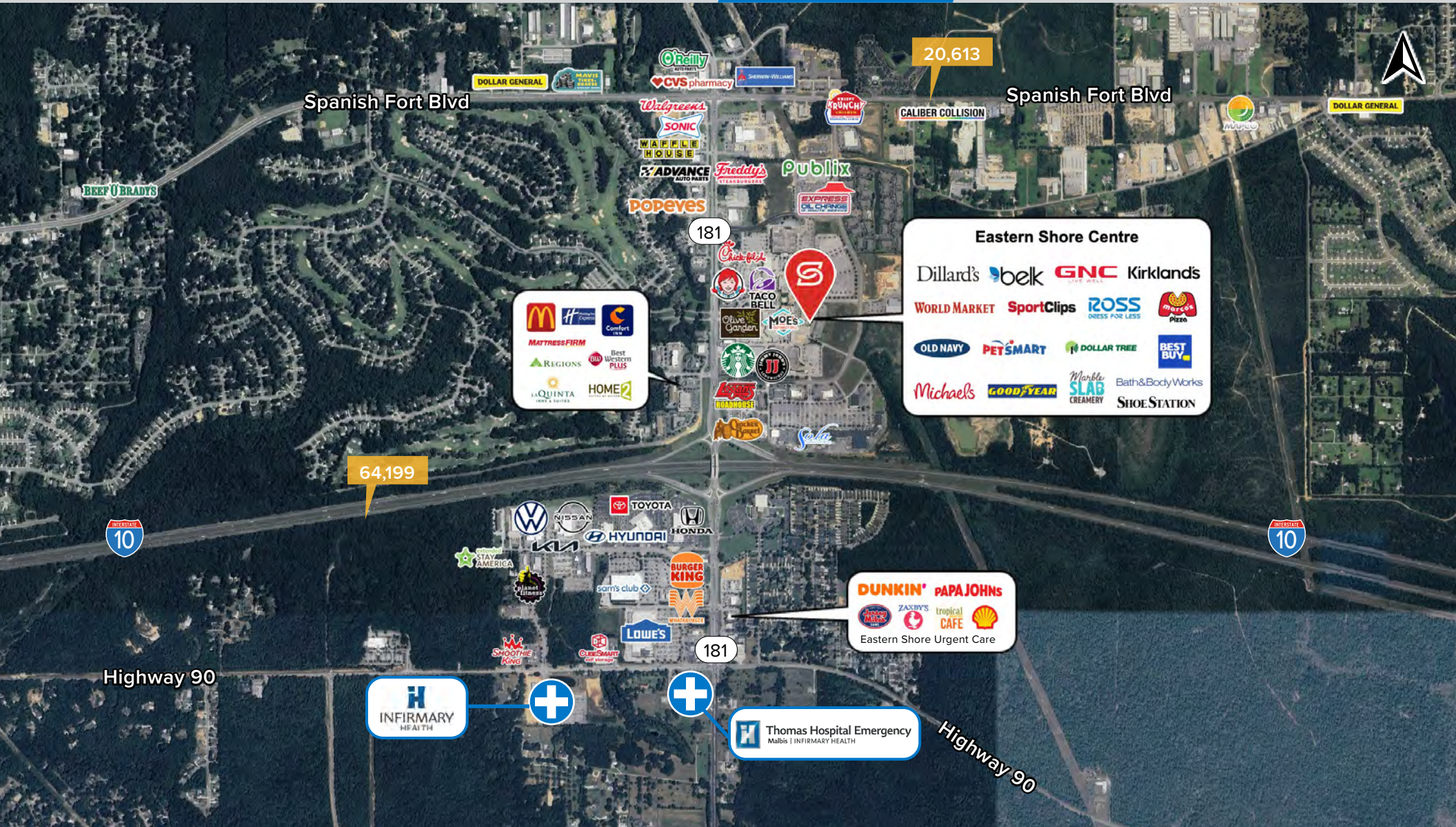
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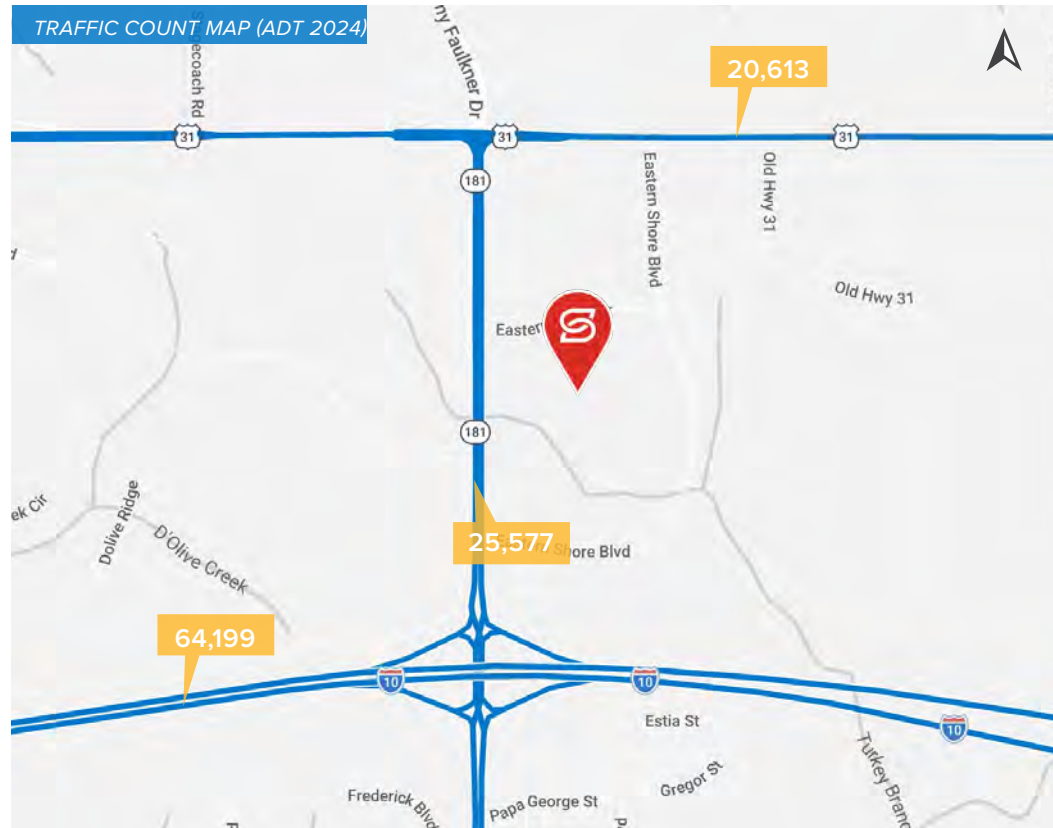
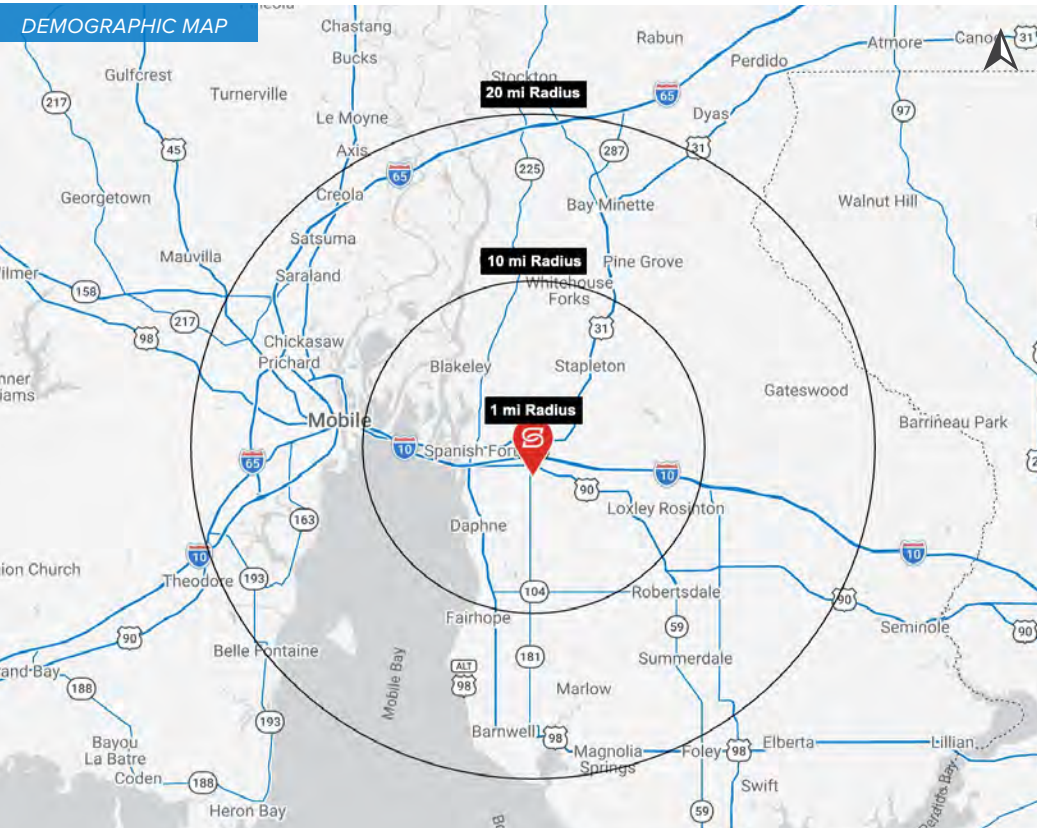
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## 2026 DEMOGRAPHICS



POPULATION

| 1 MI  | 10 MI  | 20 MI    |
|-------|--------|----------|
| 2,347 | 80,065 | 358,2290 |



AVG. HH INCOME

| 1 MI      | 10 MI     | 20 MI    |
|-----------|-----------|----------|
| \$140,211 | \$127,983 | \$99,810 |



DAYTIME  
POPULATION

| 1 MI  | 10 MI  | 20 MI   |
|-------|--------|---------|
| 5,638 | 47,486 | 299,636 |