

# SPANISH FORT TOWN CENTER

20000 Bass Pro Drive, Spanish Fort, Alabama

## FOR LEASE

OVERVIEW

SITE PLAN

LEASE PLAN

AERIAL

PHOTOGRAPHS

SIGNAGE

DEMOGRAPHICS

**447,748 SF Mixed Use Development  
on 230 Acres Bass Pro Anchored**



### Description

Prominently positioned along Interstate 10 in Spanish Fort, Alabama, Spanish Fort Town Center is a signature mixed-use development serving the Mobile / Pensacola MSA. Anchored by Bass Pro Shop, a regional destination tenant that draws customers from a 100 mile radius, Spanish Fort Town Center is poised to take advantage of being centrally located in the fastest growing county in Alabama. Attributes of the property include great exposure and access at the northeast corner of Interstate 10 and US Highway 98, views of Mobile Bay, established anchor tenants, direct proximity to a maturing trade area, restaurants, and over 1 million square feet of retail shopping. This 230 acre development includes retail space, restaurant sites, hotels, a multi-family component, and land for future commercial development.

### Available

- 1,505 SF and Up
- Outparcels from .94 to 6 Acres with Built to Suit Opportunities

### Parking

- 12:1 Parking Ratio

### Zoning

- B-2

### Property Highlights

- Interstate Frontage
- Easy Access
- Prominent Sign Bands
- High Traffic Counts
- Competitive Rates

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Developed and Managed by:



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\* Owned By Others

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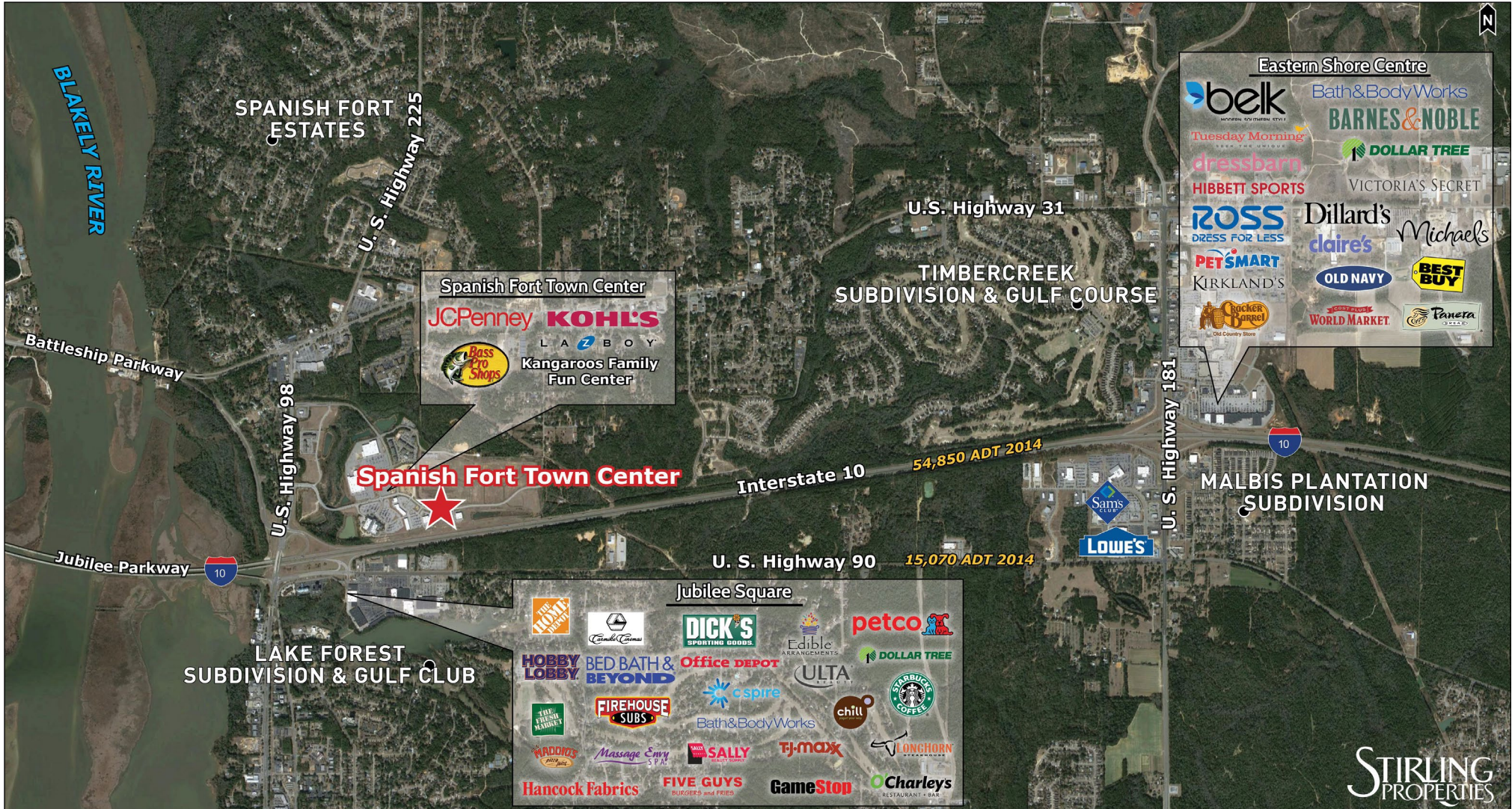
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5,000 SF Expandable Up to 18,000 SF



15,232 SF Expandable Up to 25,253



Typical Inline



Courtyard by Marriott \*  
Fairfield Inn & Suites by Marriott \*



Typical Endcap



Apartment Entrance\*



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Interstate Signage



Typical Directional Signage



Shopping Center Entrance Signage



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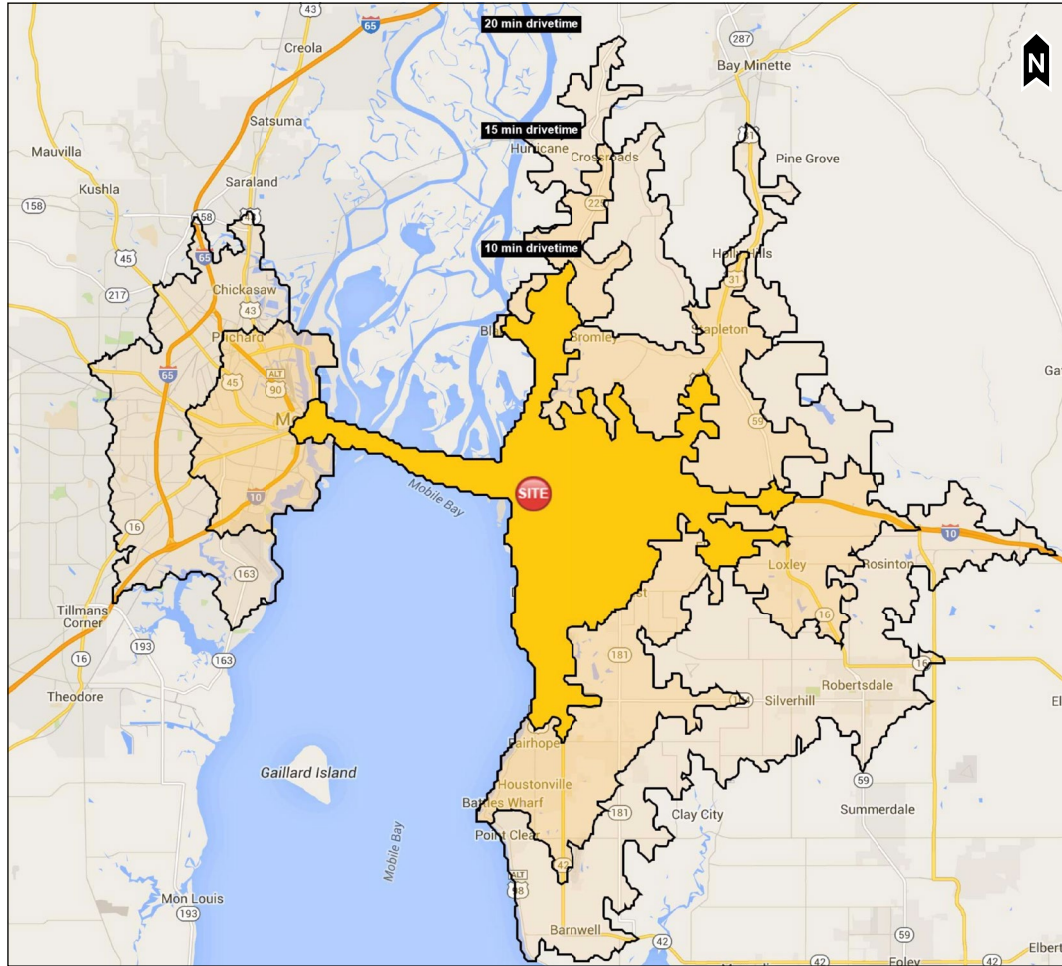
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### 2015 Drivetime Demographics

	10 min	15 min	20 min
<b>Est. Population</b>	45,837	131,468	239,518
<b>Est. Households</b>	18,932	54,122	98,312
<b>Proj. 5-Yr. Growth</b>	1.3%	1.2%	1.2%
<b>Avg. HH Income</b>	\$80,915	\$61,573	\$56,817

### Retail Market

Drive Time	Retail Potential	Actual Sales	Surplus over Potential
5 Minute Radius	\$59,521,953	\$236,950,915	\$177,428,962
10 Minute Radius	\$323,117,867	\$765,326,237	\$442,208,370
15 Minute	\$1,227,074,918	\$2,210,211,865	\$983,136,947

Source: Esri and Dun & Bradstreet

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