

SUMMARY

RETAIL AERIAL 1

RETAIL AERIAL 2

AREA OVERVIEW

DEMOGRAPHICS

FOR LEASE

PROPERTY SUMMARY

Stirling Properties is pleased to offer the former Pier 1 Imports freestanding building in Foley, AL. The property is positioned as an outparcel to The Home Depot located at State Highway 59 and Baldwin County Road 20. This immediate area essentially serves as the retail bullseye for Foley. Just to the north of the site are the Tanger Outlets and the McKenzie Village power-center that is anchored by Publix, HomeGoods, Marshalls, Ulta Beauty, and Tuesday Morning. Just to the south of the property is a freestanding Lowe's with outparcel users Chick-fil-A, Krispy Kreme, Cicis, Whataburger, and a TomThumb convenience store.

The Pier 1 Imports property is positioned directly on Highway 59 and offers full access ingress/egress.

APPROXIMATE GLA

- 9,420 ± SF

PROPERTY DETAILS

- Year Built: 2002
- Land: 1.16 ± AC
- Zoned: Commercial

TRAFFIC COUNT (ADT 2018)

- On S. McKenzie Street, south of site: 38,203

SHOPPING CENTER TENANTS

- The Home Depot, Lambert's Cafe, Hardee's

TANGER OUTLET TENANTS

- H&M, Polo Ralph Lauren, Gap, Adidas, Nike, COACH, American Eagle Outfitters, LOFT



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FOLEY, AL is one of the most popular retail destinations in the entire state of Alabama due largely to the Tanger Outlets center and the booming tourism in nearby Gulf Shores and Orange Beach. Additionally, Foley has become a hub for sports tourism and is nationally recognized as a leading destination for the industry. Being just 40 minutes to Mobile, 45 minutes to Pensacola, and 50 minutes to the Pensacola International Airport, Foley is at the center of everything. The mild climate, low property tax, and highly-rated Baldwin County School systems only add to the charm. Most importantly, Foley serves as the commercial heartbeat of the Alabama Gulf Coast whose sugar white beaches attract nearly 6 million tourists a year.

OWA is strategically positioned on more than 520 acres of prime commercial property in Foley, Alabama. Phase one of the reinvented southern destination included a 14-acre lake, a 150-room Marriott Towneplace Suites hotel, a second hotel to be announced, 154,000 square feet of retail, dining and entertainment space and a 14-acre theme park with 21 rides, including one major roller coaster. Future plans include an indoor/outdoor water park with attached hotel and a resort level RV park.

THE TANGER OUTLETS, located in Foley, has nearly 600,000 square feet of national and international brand stores. Foley's yearly retail sales average close to \$600 million and within the immediate trade area retail sales in 2012 totals were over \$1.2 billion, making South Baldwin County a very important element of the entire state's economic strength.

BALDWIN COUNTY POPULATION FACTS

- Fastest growing county in Alabama by total population increase in 2015
- Largest projected growth among all Alabama MSAs
- Expected growth of 118,201 between 2010 and 2040 (64.9%)
- Projected to become the 4th largest county in Alabama by 2040 (Currently 7th largest)
- 500,000+ residents in the Baldwin County labor shed

Information gathered from the Baldwin County Economic Development Alliance (BCEDA), visitOWA.com, Foley Economic Development Department, and the City of Foley.



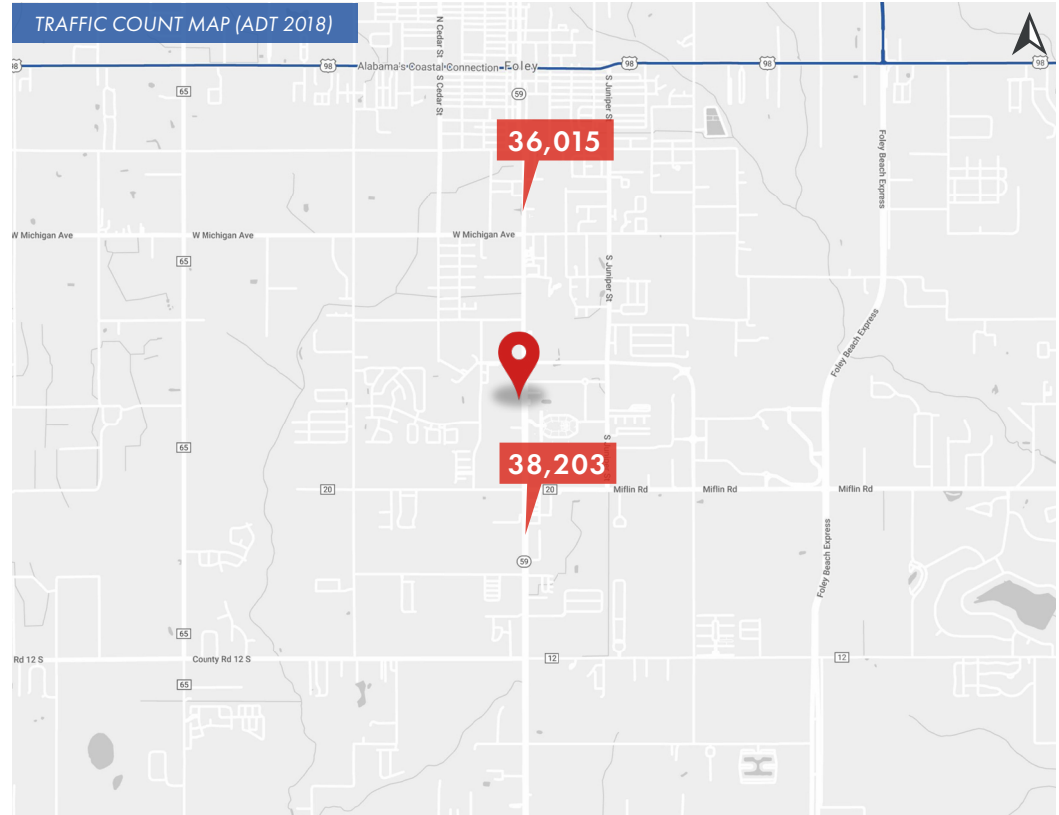
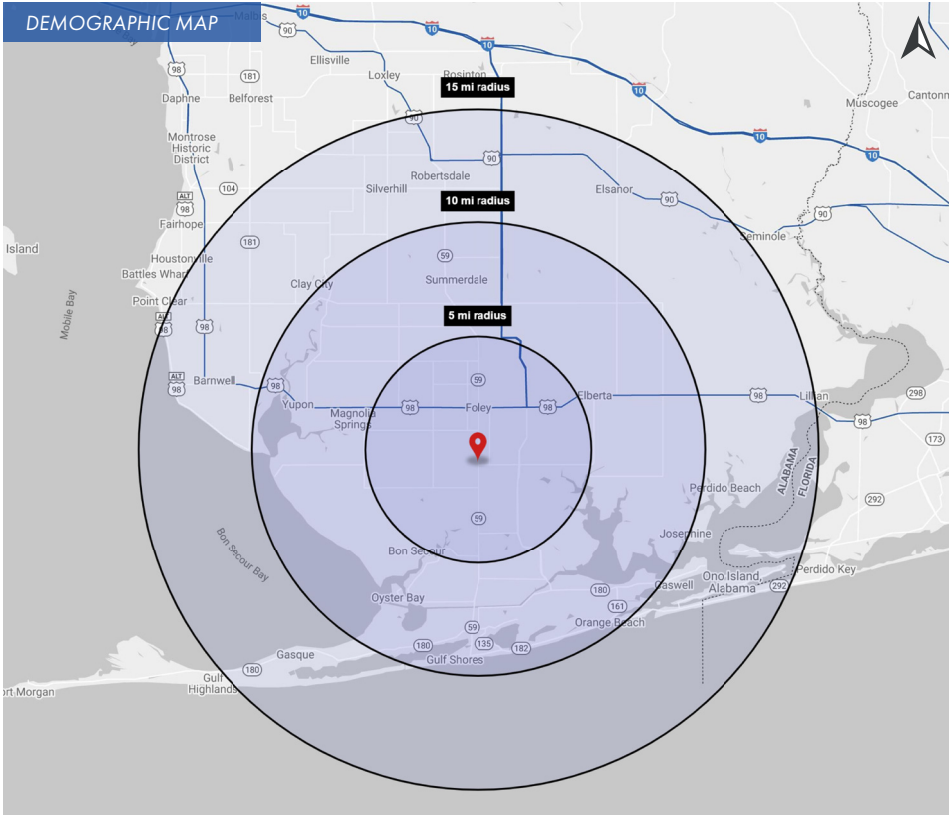
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2020 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE	5 MILE	10 MILE	15 MILE	5 MILE	10 MILE	15 MILE		
 POPULATION	34,700	69,168	112,591	 AVG. HH INCOME	\$58,423	\$60,933	\$64,888	 HOUSEHOLDS	15,339	30,706	49,474