

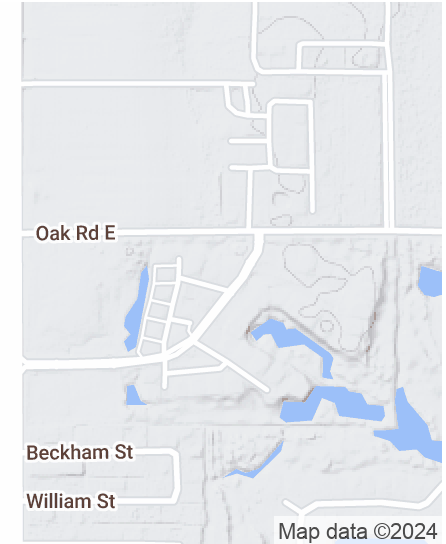
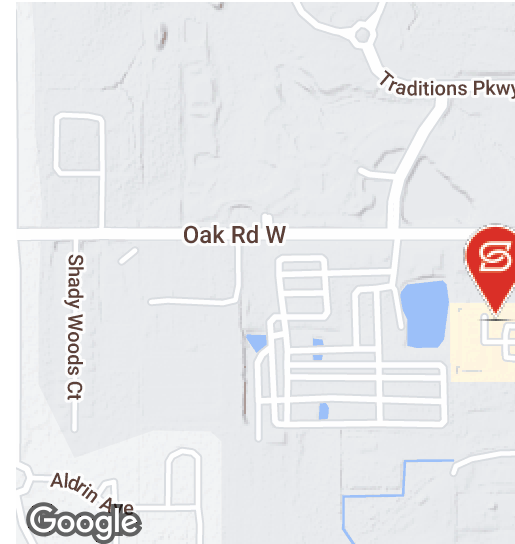
RETAIL PROPERTY FOR LEASE  
APRIL 2024

# MAGNOLIA PLAZA

3947 GULF SHORES PKWY  
GULF SHORES, AL

stirling





### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	16,406 SF
Available SF:	1,392 SF
Lot Size:	5.61 Acres
Year Built:	2007
Zoning:	CD
Market:	Mobile
Submarket:	Baldwin County

### PROPERTY OVERVIEW

Magnolia Plaza, a prime retail location in Gulf Shores, AL, offers a vibrant business hub conveniently situated at the intersection of Hwy 59 and Gulf Shores Pkwy. Adjacent to the renowned Staybridge Suites, this highly accessible destination is just minutes away from Gulf Shores International Airport, providing an ideal opportunity for businesses seeking a strategic and well-connected location in the heart of Gulf Shores.

This boutique, neighborhood retail center boasts some of the areas strongest traffic counts. It has excellent visibility along Hwy 59 and is positioned perfectly for the summer busy season. In addition, it's located directly across the street from one of the largest and most successful residential golf communities in the market, Craft Farms. Neighboring retailers include Target, Longhorn Steakhouse, PNC Bank, Publix, and Chicken Salad Chick. Outstanding Opportunity to lease space in one the markets most active trade areas.

### PROPERTY HIGHLIGHTS

- Boutique Neighborhood Retail Space For Lease!
- Tremendous Visibility along Hwy 59

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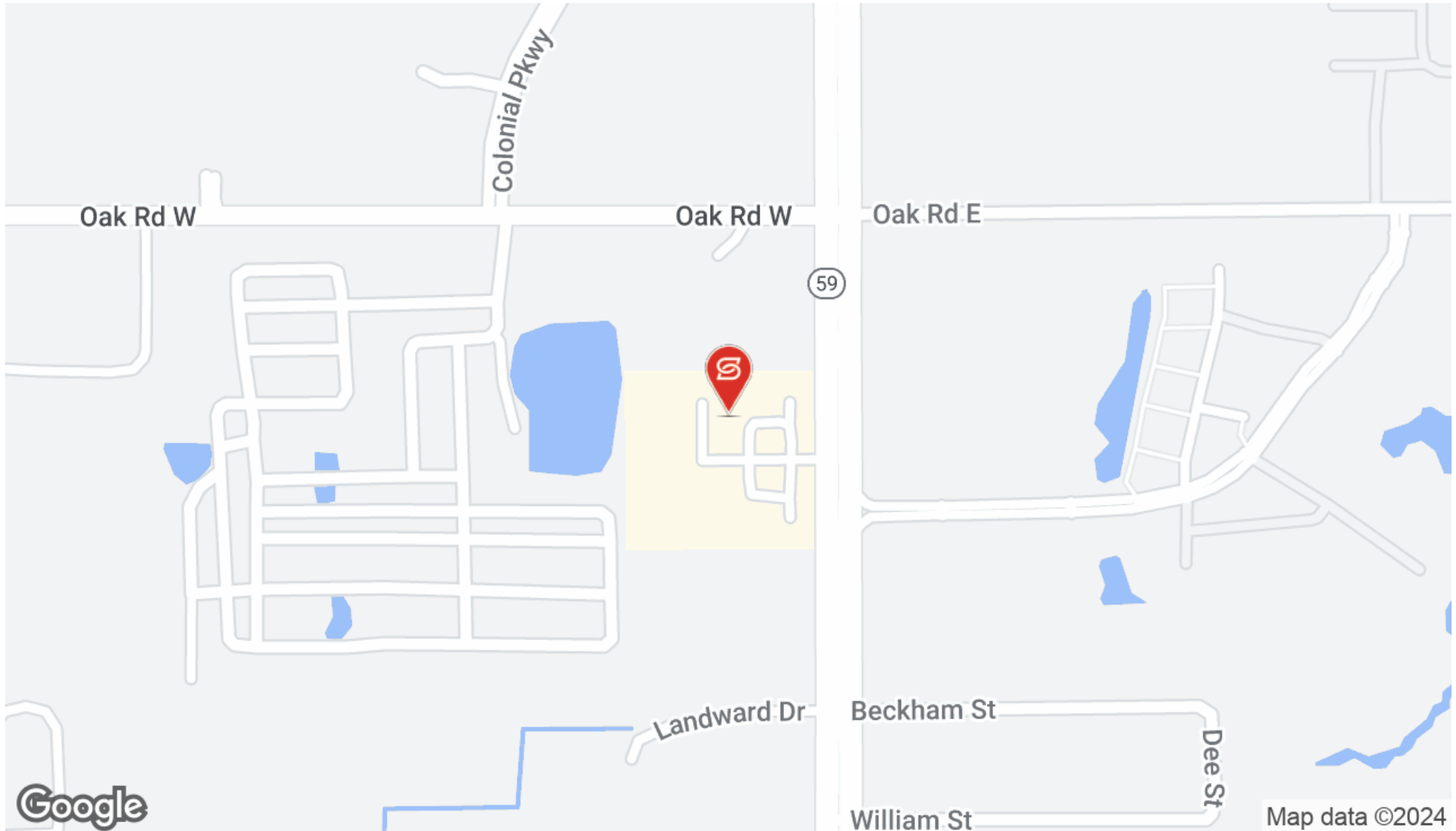
### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,392 SF

Lease Term:	60 months
Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 160	Available	1,392 SF	NNN	\$15.00 SF/yr	-



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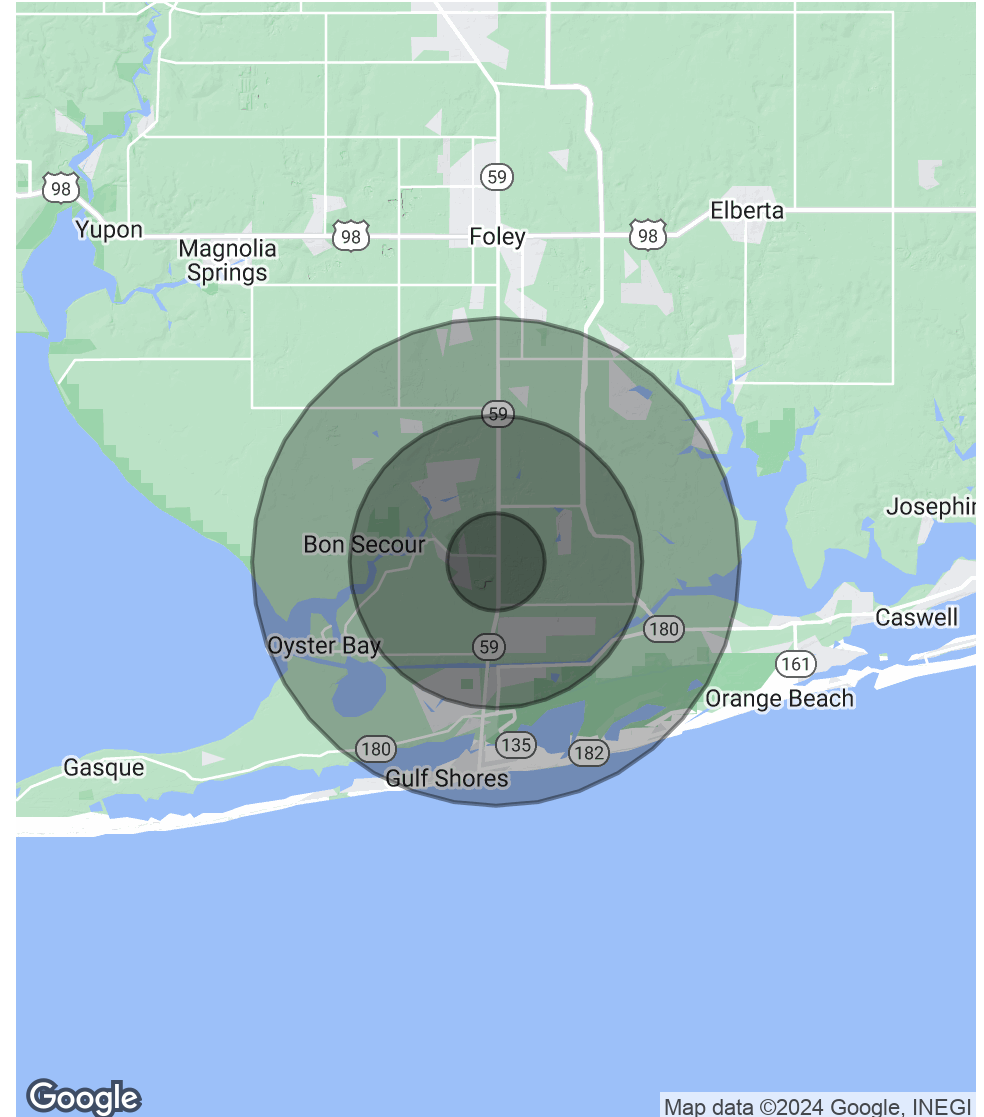
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,716	10,900	24,665
Average Age	47.8	51.3	49.0
Average Age (Male)	49.3	49.9	48.4
Average Age (Female)	44.3	50.8	49.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,315	6,755	19,325
# of Persons per HH	1.3	1.6	1.3
Average HH Income	\$43,085	\$52,016	\$42,336
Average House Value	\$186,854	\$223,105	\$232,567

\* Demographic data derived from 2020 ACS - US Census



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