

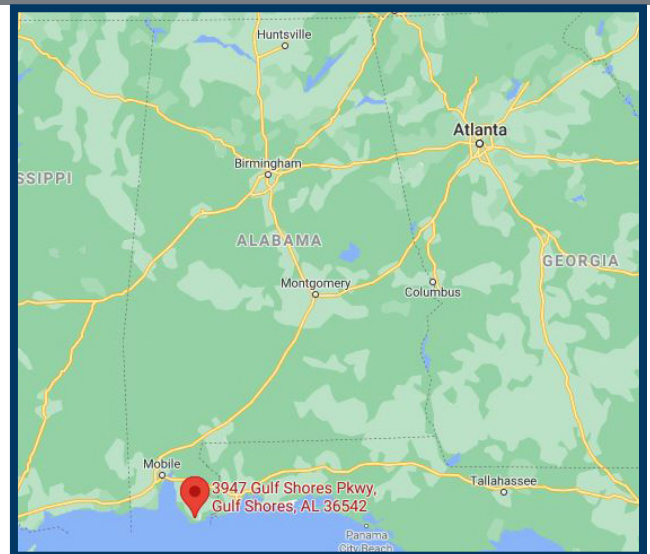
# MAGNOLIA PLAZA

3947 GULF SHORES PARKWAY, GULF SHORES, AL 36542



## PROPERTY DETAILS

- 33,338 SF attractive retail center in Baldwin County Alabama with a great location 4 miles south of the Tanger Outlet in Foley and 4 miles north of beautiful Gulf Shores beaches
- Benefits from 26,891 local residents within 5 miles, plus 6 million annual seasonal visitors to Alabama beaches
- Excellent visibility and prominent monument signage on busy Hwy 59 with 36,684 VPD
- Variety in the tenant mix attracts foot traffic to the center and includes uses for medical, dental, financial, furniture, salon, nails, dance, Island Wing Co. restaurant and more
- Staybridge Suites is located immediately behind the center, also bringing visitors and foot traffic
- 1,400 to 3,400 SF retail / office spaces available



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## TRAFFIC COUNTS

Hwy 59 36,684 VPD

## DEMOGRAPHICS - CoStar 2021

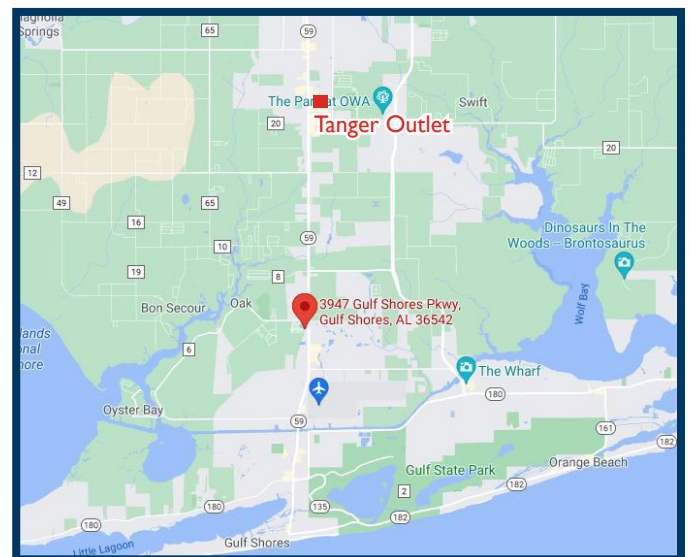
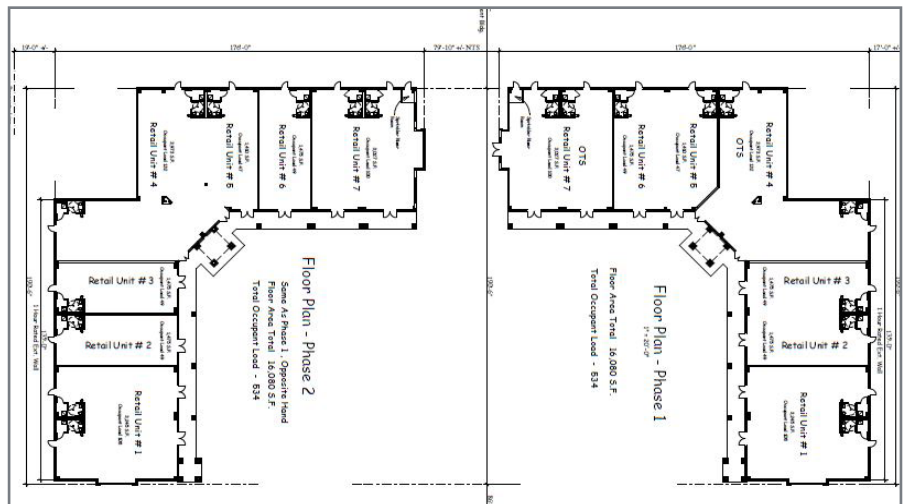
	1 mile	3 miles	5 miles
Population	2,356	11,449	26,891
Income	\$79,939	\$75,987	\$72,602

Seasonal: 6 million people visited Alabama's Gulf Coast in 2020 and spent \$6 billion, up from \$5.2 billion in 2019. Tourism revenue supported 50,787 tourism-related jobs and \$2 billion in wages and salaries.

## GPS COORDINATES

Lat. 33.3098778 Long. -87.6862726

SUITE	TENANT	SF
100	Island Wing Co. Restaurant	5,000
140	Salon	1,400
150	Davita Dialysis	3,973
160	<b>AVAILABLE</b>	<b>1,440</b>
170	Sense's Nails	1,475
175	Paws in the Sand Groomer	1,400
180	<b>AVAILABLE</b>	<b>1,475</b>
210	Beachside Interiors	3,000
220	Edward Jones	1,475
230	South Baldwin Dance Center	3,300
240	<b>AVAILABLE</b>	<b>3,400</b>
250	Baldwin Hearing Center	1,500
260	Benchmark Physical Therapy	2,200
280	Chiropractic Connection	2,300
Total Square Feet		33,338



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