

Overview

Retail Aerial 1

Retail Aerial 2

Area Overview

Demographics



For Lease

Property Description

Stirling Properties is pleased to offer a prime, Class-A trophy site for lease in the booming Foley, AL. Overall, the site represents a 5,100 SF building on 1.4 AC, located in the heart of the retail bullseye at the signalized intersection of Highway 59 (S. McKenzie Street) and Riviera Boulevard. The property is positioned as an outparcel to the largest power-center in the market, McKenzie Village, which is anchored by Publix, Academy Sports + Outdoors, HomeGoods, Marshalls, Petsmart, Ulta Beauty, Five Below, and Tuesday Morning.

Immediately to the south of the site is the extremely popular and heavily trafficked Tanger Outlet. Other nearby retailers include Wal-Mart Supercenter, Lowe's, The Home Depot, and Aldi (coming soon).

The owner/developer will entertain a lease of the existing improvements, ground lease, or total redevelopment for suitable users.

Approximate GLA

- 5,100 ± SF

Year Built

- 1998

Land Area

- 1.41 ± AC

Zoning

- Commercial

Traffic Counts (ADT 2018)

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

McKenzie Village Tenants

- Academy Sports + Outdoors
- Publix
- Ulta Beauty
- Petsmart
- Marshalls
- HomeGoods

McKenzie Village Outparcels

- KFC
- 9Round Fitness
- Krystal
- Buffalo Wild Wings (Coming Soon)
- Tidal Wave Auto Spa (Coming Soon)

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Former Ruby Tuesday

2500 S. McKenzie Street, Foley, AL

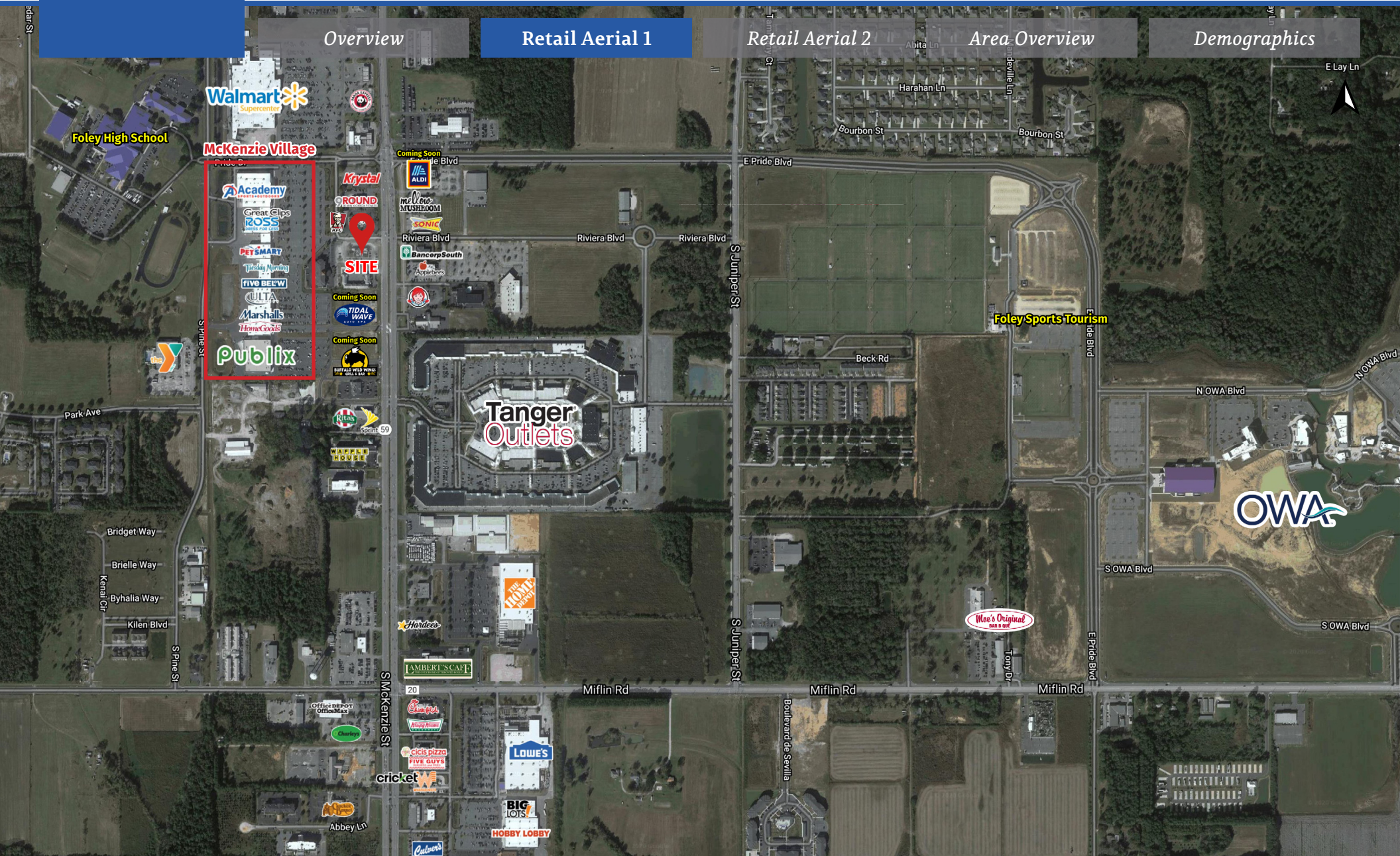
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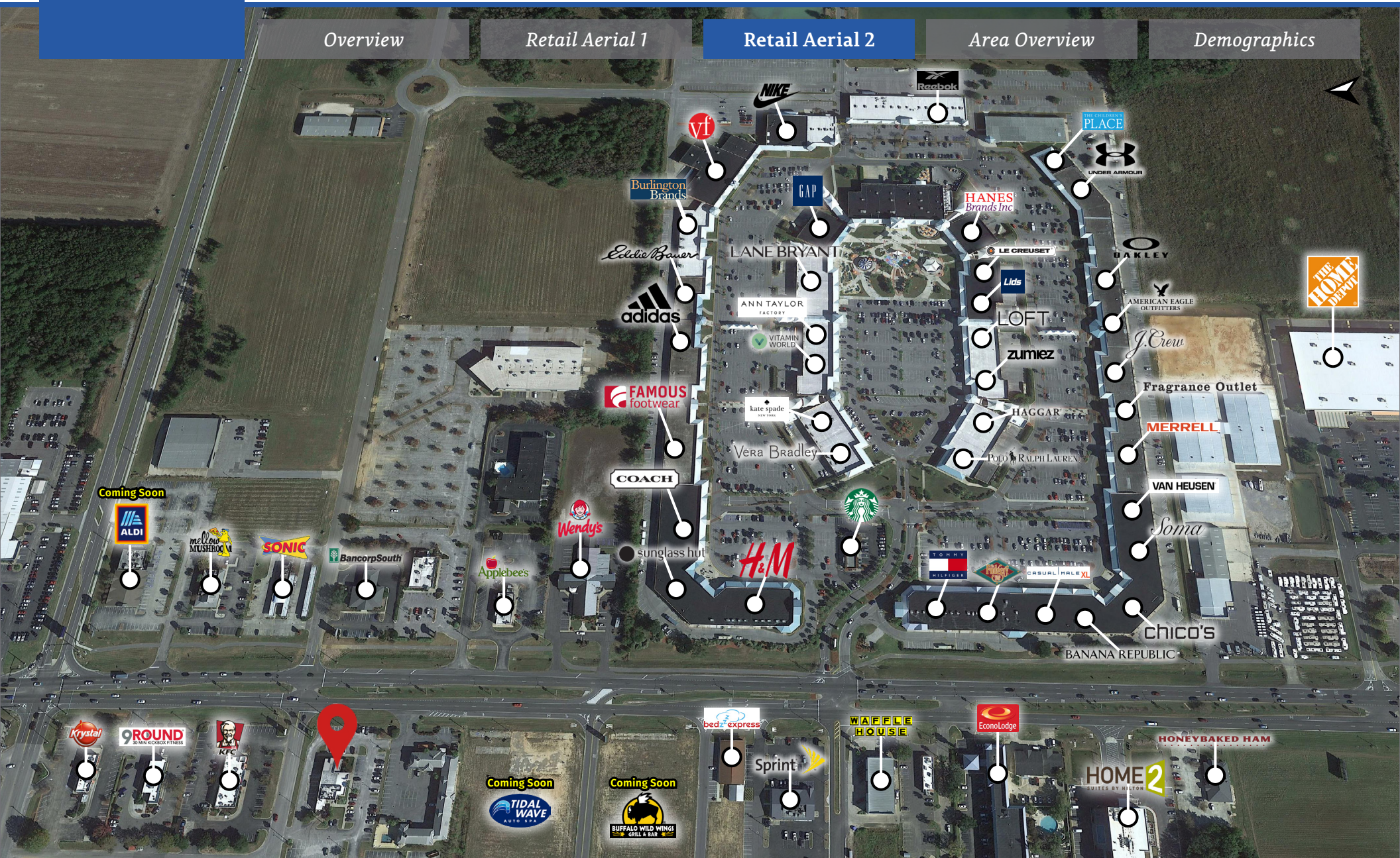
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Foley, AL is one of the most popular retail destinations in the entire state of Alabama due largely to the Tanger Outlet center and the booming tourism in nearby Gulf Shores and Orange Beach. Additionally, Foley has become a hub for sports tourism 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.

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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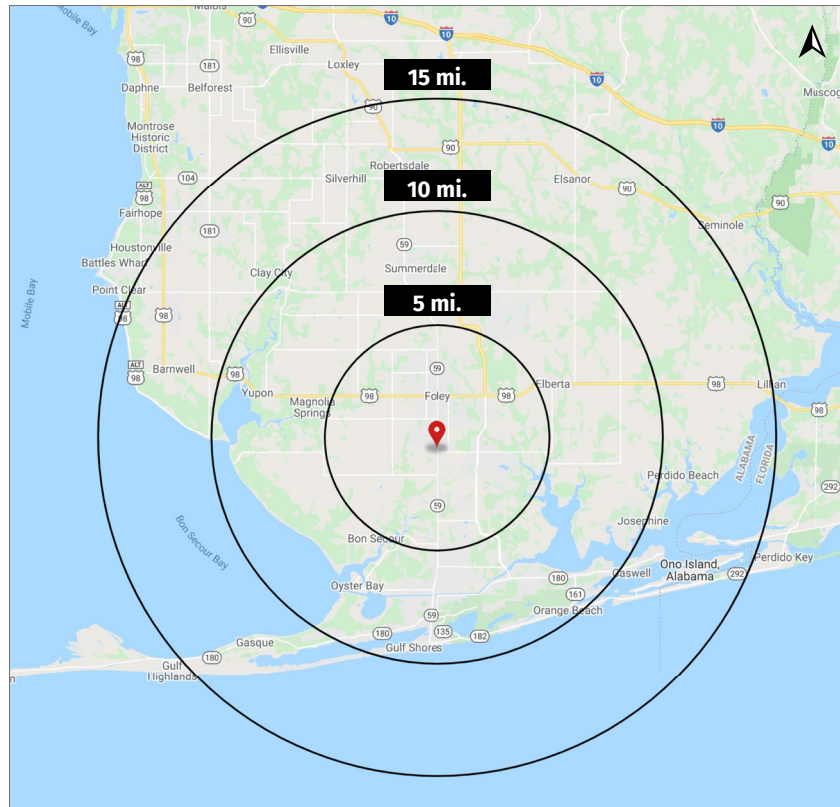
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Demographic Map



2020 Demographics

	5 mi.	10 mi.	15 mi.
Population	35,605	69,056	117,883
Avg. HH Income	\$58,088	\$59,869	\$64,979

Traffic Counts (ADT 2018)

