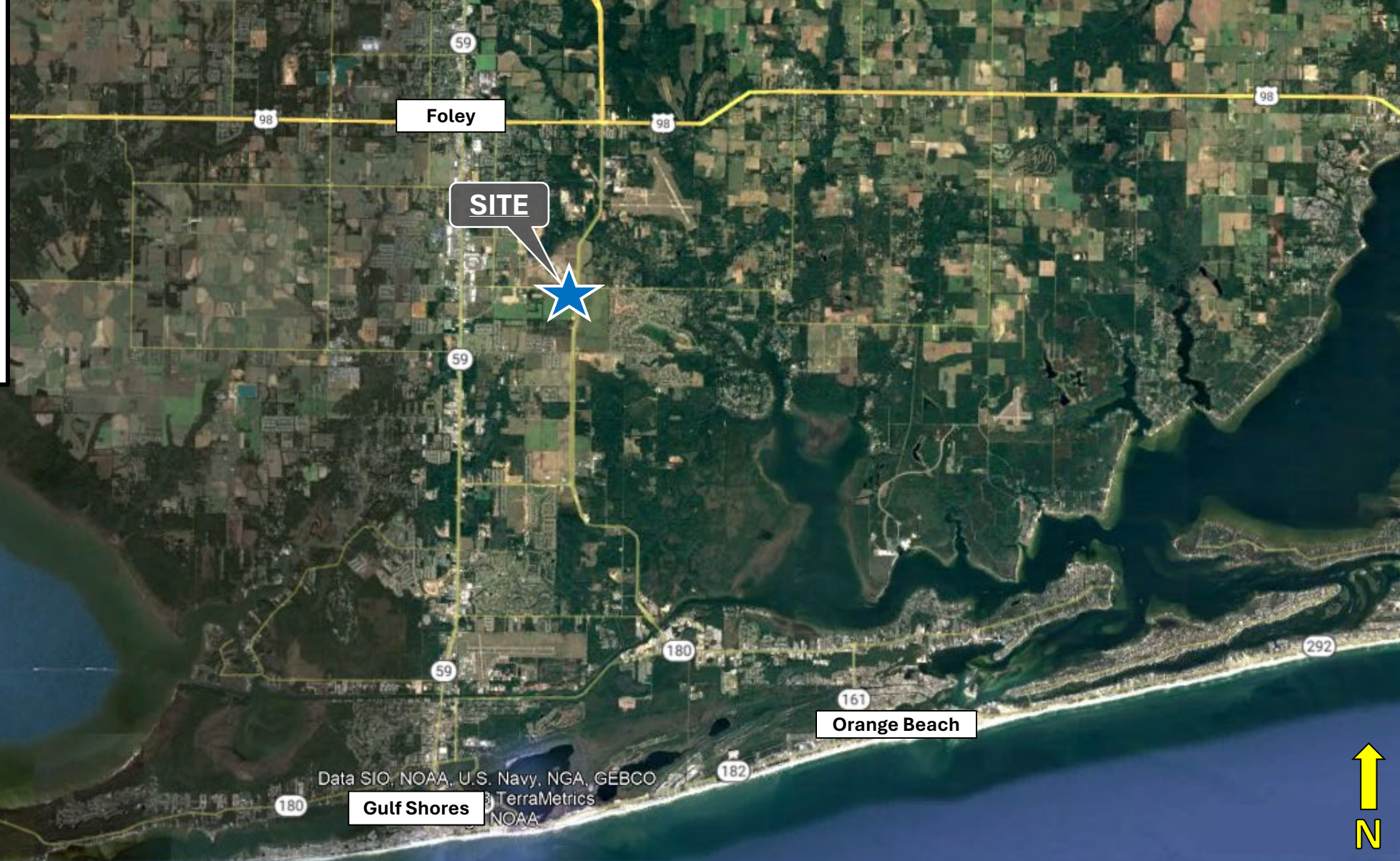


Foley Crossroads Shopping Center

**PUBLIX-Anchored
Retail Center**

**SHOPS & OUTPARCEL
AVAILABLE FOR LEASE**



John Abernathy
Direct: 205.972-9627

Luke Wingo
Direct: 205.972-9644

Shop Space & Outparcel Available
Foley Beach Express and County Road 20
Foley, AL 36535

SITE OVERVIEW & DEMOGRAPHICS

Distance	Population (Annual Growth %)	Avg. Income	Med. Income
1 Mile	1,998 (4%)	\$90,016	\$80,483
2 Miles	7,844 (4%)	\$79,820	\$67,231
3 Miles	17,620 (5%)	\$68,420	\$57,239

- LOCATED AT THE SWC of Foley Beach Express & C.R. 20
- **FOUR (4) OUTPARCELS** AVAILABLE FOR LEASE FRONTING FOLEY BEACH EXPRESS.
- **12,600 SF RETAIL SHOP SPACE** AVAILABLE FOR LEASE.
- NEARLY **40,000 VPD** AT THE INTERSECTION.
- **4-5% ANNUAL POPULATION GROWTH** IN TRADE AREA.
- APPROX. 1,500 RESIDENTIAL UNITS BUILT OR UNDER CONSTRUCTION IN TRADE AREA OVER PAST 18 MONTHS.
- 6.5 MILLION PEOPLE DRIVE THROUGH FOLEY ANNUALLY.
- BALDWIN COUNTY HAS EXPERIENCED 27% POPULATION GROWTH SINCE 2010, MORE THAN ANY OTHER COUNTY IN ALABAMA.
- LOCATED DIRECTLY ACROSS FROM THE OWA THEME PARK.



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COUNTY ROAD 20 / MIFLIN ROAD

COUNTY ROAD 20

FOLEY CROSSROADS



FOLEY BEACH EXPRESS

PROGRESS WAY

Outparcel 1
1.01 Acres
±1.01 ACRES
AVAILABLE

Outparcel 2
1.33 Acres
±1.33 ACRES
AVAILABLE

Outparcel 3
1.33 Acres
±1.33 ACRES
AVAILABLE

Outparcel 4
1.33 Acres
±1.33 ACRES
AVAILABLE



GROCERY & SHOPS ELEVATIONS



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