

BRAND Real Estate Services

MAGNOLIA PLAZA

3947 GULF SHORES PARKWAY (HWY. 59) | GULF SHORES, AL 26542



**BALDWIN HEARING
CENTER**

BenchMark
PHYSICAL THERAPY



Project Overview

3947 Gulf Shores Pkwy (Hwy. 59)

8,800 SF

Suite Available

1,400 SF

Suite Available | 11/01/2025

3,300 SF

Suite Available

32,536 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 38,410 local residents within 5 miles, plus 8.4 million annual seasonal visitors to Alabama beaches spending \$7.9 billion in the area

Excellent visibility and prominent monument signage on busy Hwy 59 with 34,498 VPD

Variety in the tenant mix attracts foot traffic to the center and includes the popular Island Wing Company restaurant plus uses for medical, furniture, home decor, salon, nails, dance, and more

Staybridge Suites is located immediately behind the center, also bringing visitors and foot traffic



Demographics

3947 Gulf Shores Pkwy (Hwy. 59)

Traffic Counts

Hwy. 59	34,498 VPD
---------	------------

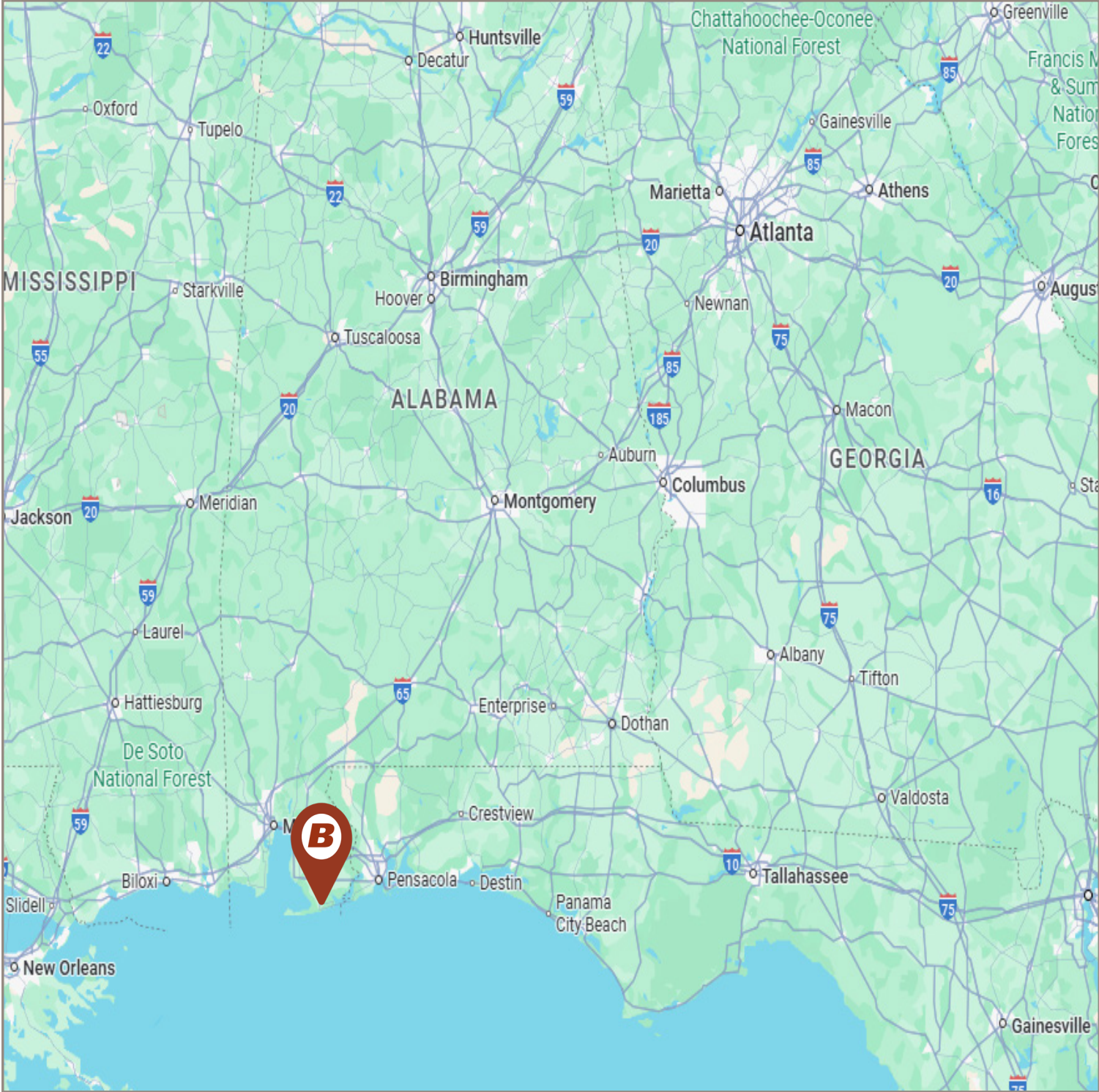
Demographics

	1 MILE	3 MILES	5 MILES
Population	4,012	16,080	38,410
Daytime Employment	1,660	7,661	15,736
HH Income	\$66,474	\$71,705	\$75,476

*Seasonal: 8.4 million people visited Alabama’s Gulf Coast in 2023 and spend \$7.9 billion. Tourism revenue supported 65,454 tourism jobs and \$2.8 billion in wages and salaries

GPS Coordinates

33.3098778 Lat.
-87.6862726 Long.

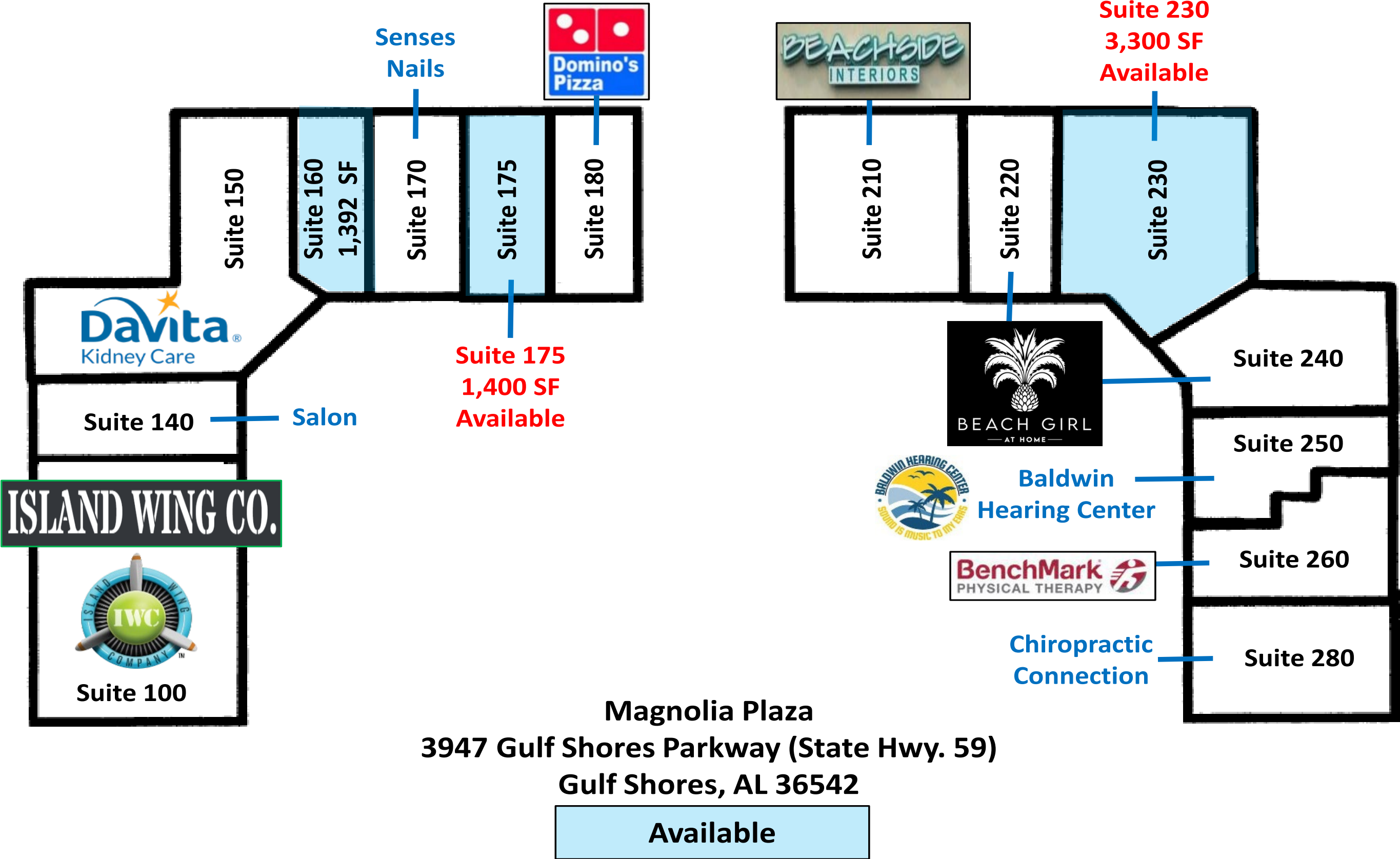


Available Space

3947 Gulf Shores Pkwy (Hwy. 59)

Tenants

SUITE	TENANT	SF
100	Island Wing Co.	5,000
140	Salon	1,400
150	Davita Dialysis Center	3,973
160	AVAILABLE	1,392
170	Senses Nails	1,475
175	AVAILABLE	1,400
180	Domino's Pizza	1,490
210	Beachside Interiors	3,000
220	Beach Girl at Home (1)	1,475
230	AVAILABLE	3,300
240	Beach Girl at Home (2)	2,631
250	Baldwin Hearing Center	1,500
260	Benchmark Physical Therapy	2,200
280	Chironpratic Connection	2,300
TOTAL SQUARE FEET		32,536



Contact

Michael Walker, CRRP, CLS
Vice President, Leasing
mwalker@BrandProperties.com
770.623.2080 – Direct
401.480.0863 – Mobile