

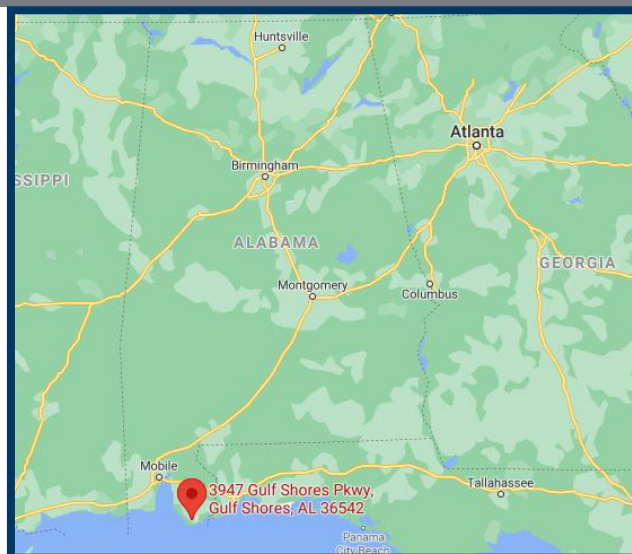
# MAGNOLIA PLAZA

3947 GULF SHORES PARKWAY (HWY. 59), GULF SHORES, AL 36542



## PROPERTY DETAILS

- 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
- 1,392 SF, 1,400 SF and 3,300 SF inline spaces available



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## TRAFFIC COUNTS

Hwy. 59

34,498 VPD

## DEMOGRAPHICS - CoStar 2024

	1 mile	3 miles	5 miles
Population	4,012	16,080	38,410
Income	\$66,474	\$71,705	\$75,476
Daytime Pop.	1,660	7,661	15,736

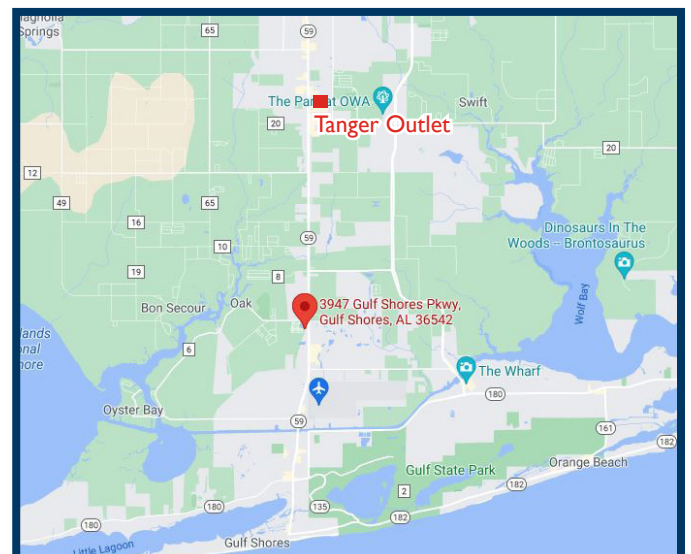
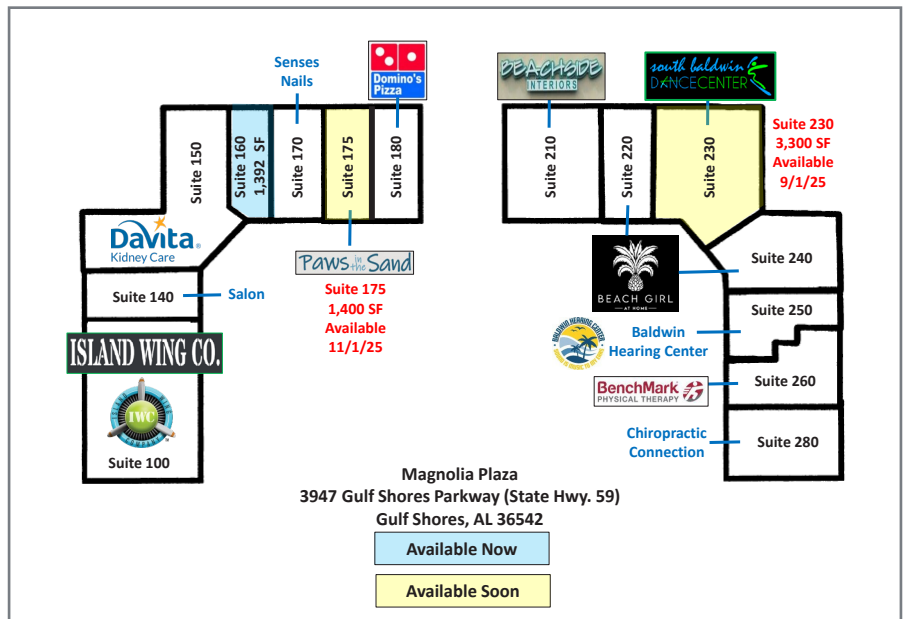
Seasonal: 8.4 million people visited Alabama's Gulf Coast in 2023 and spent \$7.9 billion.

Tourism revenue supported 65,454 tourism jobs and \$2.8 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 Center	3,973
160	<b>AVAILABLE</b>	<b>1,392</b>
170	Senses Nails	1,475
175	<b>Paws in the Sand</b> <b>AVAILABLE 11/1/25</b>	<b>1,400</b>
180	Domino's Pizza	1,490
210	Beachside Interiors	3,000
220	Beach Girl at Home (1)	1,475
230	<b>South Baldwin Dance Center</b> <b>AVAILABLE 9/1/25</b>	<b>3,300</b>
240	Beach Girl at Home (2)	2,631
250	Baldwin Hearing Center	1,500
260	Benchmark Physical Therapy	2,200
280	Chiropractic Connection	2,300
Total Square Feet		32,536



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