



OFFERING MEMORANDUM

# OFFICE WAREHOUSE

3839 Gulf Shores Pkwy, Gulf Shores, Alabama 36542

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**Marcus & Millichap**

# OFFERING SUMMARY

Address	3839 Gulf Shores Parkway (Highway 59), AL 36542
Price	\$3,100,000
Acreage	+/- 2.5 Acres
Building Size	18,000 SF

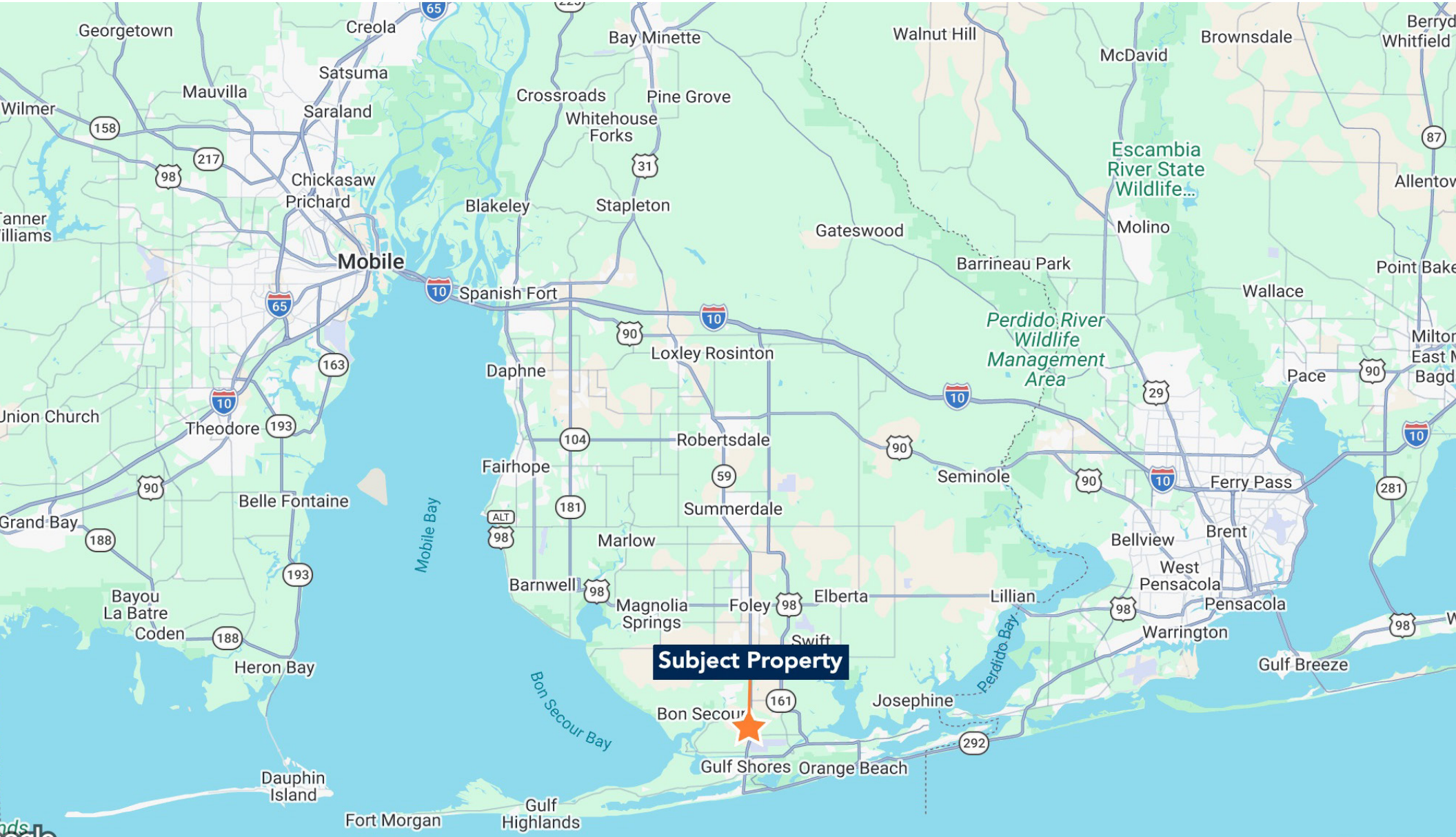
## HIGHLIGHTS

- Prime Gulf Shores Location – Strategically positioned on highly trafficked Gulf Shores Parkway (HWY 59), the primary north/south corridor serving Gulf Shores and Orange Beach.
- Exceptional Visibility & Access – Property benefits from direct Highway 59 frontage, a dedicated median cut, and exposure to approximately 42,000 vehicles per day.
- ±16,000 SF warehouse/showroom facility plus an additional ±2,000 SF of office and mezzanine space
- Future Expansion Potential – Situated on approximately 2.5 acres and includes an additional ±115' x 300' vacant buildable lot, allowing for future development or expansion.
- Functional Building Design – 22-foot ceiling heights provide flexibility for two-story interior build-outs, maximizing usable square footage and operational efficiency.
- Strong Retail & Commercial Corridor – Located near Target, Publix, and a new medical park, placing the property within one of Baldwin County's fastest-growing retail and service hubs.
- Rapidly Growing Market – Gulf Shores' estimated 2025 population is approximately 17,900 with average annual growth of 4%, supporting long-term demand fundamentals.
- Tourism-Driven Economy – Gulf Shores, Orange Beach, and Fort Morgan collectively attract approximately 6.5 million annual visitors.
- Regional Economic Strength – Baldwin County tourism generated approximately \$7.9 billion in visitor spending and supported more than 65,000 jobs in 2023.



# OFFICE WAREHOUSE

REGIONAL MAP



# OFFICE WAREHOUSE

RETAILER MAP



# OFFICE WAREHOUSE

PROPERTY PHOTOS



# OFFICE WAREHOUSE

PROPERTY PHOTOS



# OFFICE WAREHOUSE

PROPERTY PHOTOS



# DEMOGRAPHICS

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	1,958	19,365	36,764
<b>2025 Estimate</b>			
Total Population	1,776	17,793	33,819
<b>2020 Census</b>			
Total Population	1,481	15,317	29,027
<b>2010 Census</b>			
Total Population	960	11,317	20,769
<b>Daytime Population</b>			
2025 Estimate	1,715	17,440	35,090
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	986	8,962	17,311
<b>2025 Estimate</b>			
Total Households	888	8,197	15,827
Average (Mean) Household Size	2.1	2.2	2.2
<b>2020 Census</b>			
Total Households	701	6,740	12,999
<b>2010 Census</b>			
Total Households	515	4,893	9,012

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	11.0%	7.5%	6.5%
\$150,000-\$199,999	3.9%	6.2%	7.0%
\$100,000-\$149,999	14.1%	13.2%	14.5%
\$75,000-\$99,999	14.9%	17.4%	17.2%
\$50,000-\$74,999	12.1%	17.6%	17.2%
\$35,000-\$49,999	15.4%	14.3%	12.1%
\$25,000-\$34,999	13.7%	9.2%	9.3%
\$15,000-\$24,999	4.9%	5.7%	7.6%
Under \$15,000	10.1%	8.8%	8.5%
Average Household Income	\$94,203	\$88,702	\$87,725
Median Household Income	\$62,021	\$66,543	\$68,680
Per Capita Income	\$45,003	\$41,466	\$40,918
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	1,776	17,793	33,819
Under 20	19.3%	19.4%	19.1%
20 to 34 Years	16.7%	17.9%	17.2%
35 to 39 Years	5.6%	5.7%	5.5%
40 to 49 Years	11.8%	11.8%	11.5%
50 to 64 Years	20.5%	21.2%	21.4%
Age 65+	26.1%	24.0%	25.2%
Median Age	47.0	45.0	46.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	1,344	13,385	25,626
Elementary (0-8)	1.1%	1.2%	1.0%
Some High School (9-11)	2.6%	4.1%	4.5%
High School Graduate (12)	31.4%	26.5%	27.7%
Some College (13-15)	20.3%	23.1%	23.1%
Associate Degree Only	14.6%	12.9%	10.7%
Bachelor's Degree Only	19.8%	18.9%	19.3%
Graduate Degree	10.2%	13.3%	13.5%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	21.0	23.0	24.0

# DEMOGRAPHICS

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### POPULATION

In 2025, the population in your selected geography is 33,819. The population has changed by 62.83 percent since 2010. It is estimated that the population in your area will be 36,764 five years from now, which represents a change of 8.7 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 46.0, compared with the U.S. average, which is 40.0. The population density in your area is 431 people per square mile.



### HOUSEHOLDS

There are currently 15,827 households in your selected geography. The number of households has changed by 75.62 percent since 2010. It is estimated that the number of households in your area will be 17,311 five years from now, which represents a change of 9.4 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2025, the median household income for your selected geography is \$68,680, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 47.48 percent since 2010. It is estimated that the median household income in your area will be \$76,738 five years from now, which represents a change of 11.7 percent from the current year.

The current year per capita income in your area is \$40,918, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$87,725, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 16,671 people in your selected area were employed. The 2010 Census revealed that 58.3 percent of employees are in white-collar occupations in this geography, and 19.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$349,821 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 5,123.00 owner-occupied housing units and 3,891.00 renter-occupied housing units in your area.



### EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.3 percent in the selected area compared with the 19.6 percent in the U.S.

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