

Overview

Project Aerial

Features

First Floor

Second Floor

Office Suites

Regional Map

Demographics



The Wharf is a premier mixed-use development located at the gateway to Orange Beach, AL, and the acclaimed Gulf of Mexico beaches of Coastal Alabama. Positioned on 222 acres of waterfront property along the Intracoastal Waterway, The Wharf offers a multitude of shopping, dining and entertainment options for visitors and local residents alike. Professional work space, residential condominiums, hotel, and a full-service marina add to the appeal of The Wharf. Contact Stirling Properties or visit www.alwharf.com for additional information.

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The Wharf

23101 Canal Road, Orange Beach, AL

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The WHARF ORANGE BEACH

- 222 Acres
- 380,000 + SF of Commercial Space
- 9,600 seat Amphitheater
- 170 slip Marina
- 132 room Springhill Suites
- 198 residential condominiums
- Orange Beach Event Center
- Heron Pointe- Reception & Meeting Facility
- Hummingbird Zipline
- Available Sites for future development



www.alwharf.com

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- Dining & Shopping:** Discover unique shops and boutiques, with an impressive mix of local and national retailers. Enjoy an array of dining options at The Wharf; whether it's breakfast, a casual lunch, or fine waterfront dining- our eateries offer something for everyone. Liquid libations and live music are offered nightly at various locations in the Wharf Entertainment District.
- Work Space:** Office and professional space at The Wharf offers the perfect address for your business. From an individual office to a custom designed private suite, join over 40 existing businesses currently occupying the 100,000 + SF of the second floor.
- Meeting & Event Space:** Multiple venues providing options for event and meeting space at The Wharf exist- ranging from a 3,000 SF waterfront space to the 20,000 + SF Orange Beach Event Center. Catering services can be arranged, adding to the convenience of hosting a party, wedding, business meeting, or reception at The Wharf.
- The Wharf Marina:** Centrally located on The Intracoastal Waterway, The Wharf Marina is equally convenient by yacht, airplane, or car from anywhere in the Gulf South Region. With a 170 boat slip capacity, The Marina is able to hold boats up to 150 feet in length, is home to multiple excursion businesses, as well as the host of the Blue Marlin Grand Championship and the Wharf Boat and Yacht Show.
- The Wharf Amphitheater:** If it's big you want, look no further than The Wharf Amphitheater. With big acts, sound and experience, our 10,000-tiered-seat facility ensures each concert attendee has a great view. With 19 shows held in 2019, the C Spire Concert Series is not to be missed with headliners from country, rock n' roll, oldies and more.
- Entertainment & Special Events:** The Wharf is an official entertainment district with hundreds of family friendly events throughout the year, attracting hundreds of thousands of visitors from all around. Guests can enjoy shopping, drinks and dining at our 60+ unique stores, bars and restaurants, catch a movie at the 15-screen AMC Theatre, experience a trip around one of the Southeast's largest Ferris wheels, soar on a zipline, take a train ride down Main Street on The Wharf Express, grab a game of mini golf on the 18-hole course, explore all that nature has to offer on a boating excursion or catch a free, nightly SPECTRA Sound & Light Spectacular show — the options are endless.
- Hotel & Condominiums:** Accommodations at The Wharf include SpringHill Suites by Marriott, a 132-suite hotel with resort-style pool and on-site restaurant with poolside dining. The Wharf also offers nine floors of beautiful 1-4 bedroom luxury condominiums overlooking the Intracoastal Waterway and the marina. While a guest at the condominiums, enjoy an exclusive water-themed park featuring a lazy river and slides in a relaxing family environment.
- Hummingbird Ziplines:** Guided course above The Wharf for two hours- 6,000 feet & 8 runs. Morning tour: spot wildlife over the marsh / Evening tour: watch the sun set above the Intracoastal. Group and solo tours available.

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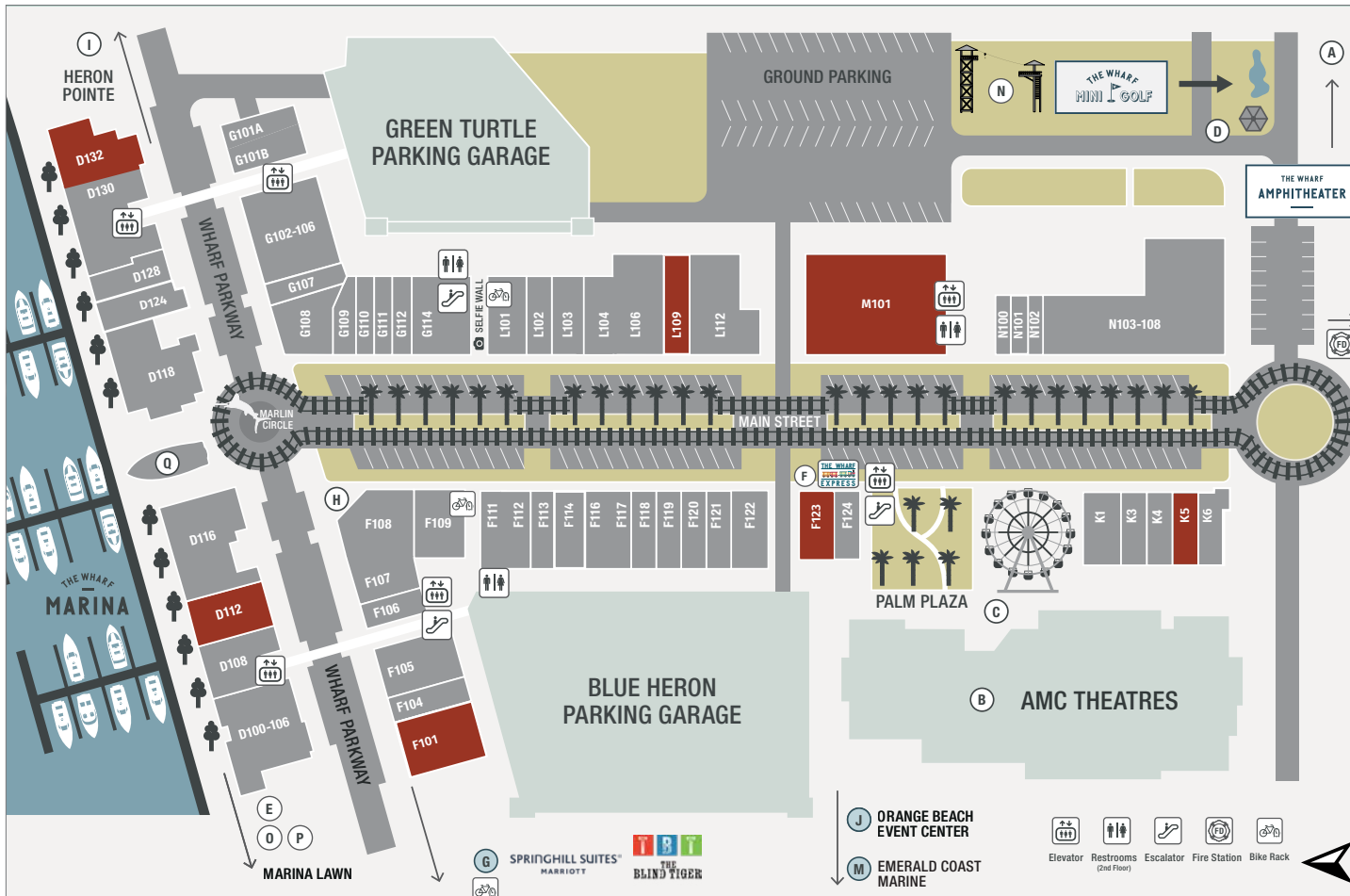
Second Floor

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Click image for larger view



Available Spaces

- D112 3,135 SF Improved Bar Space
- D132 4,863 SF Waterfront Space
- F101 3,448 SF Fully Equipped Restaurant Space
- F123 2,844 Improved Main St. Space
- L109 3,200 SF Turn-Key Hair Salon Space
- k5 1,260 SF Available Summer 2020
- M101 16,000 SF Improved Main St. Space

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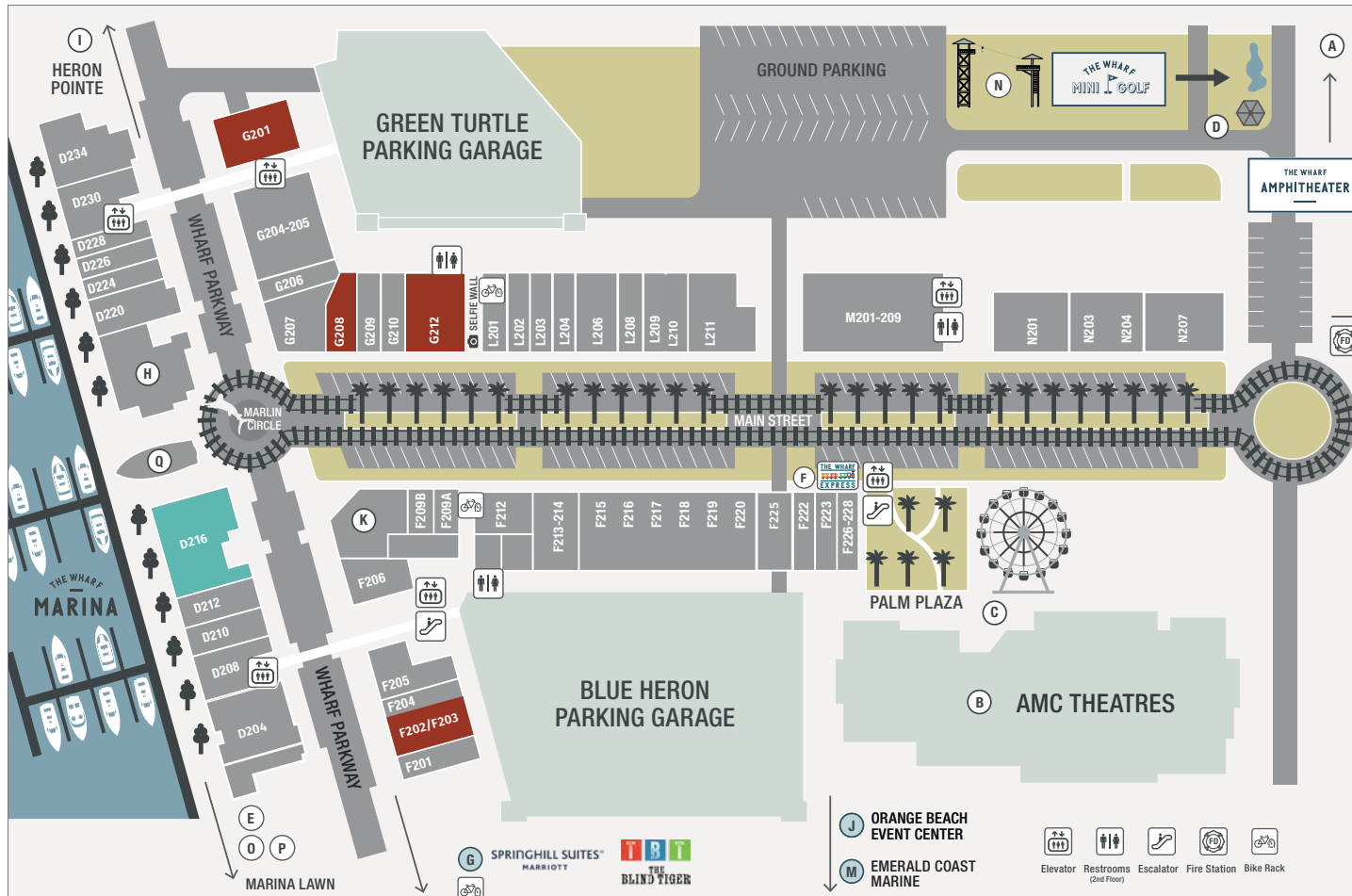
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Available Spaces

- F202/ F203 2,800 SF Shell Space
- G201 2,288 SF Improved Office Space
- G208 1,390 SF Improved Space
- G212 3,000 SF Improved Office Space Available Summer 2020

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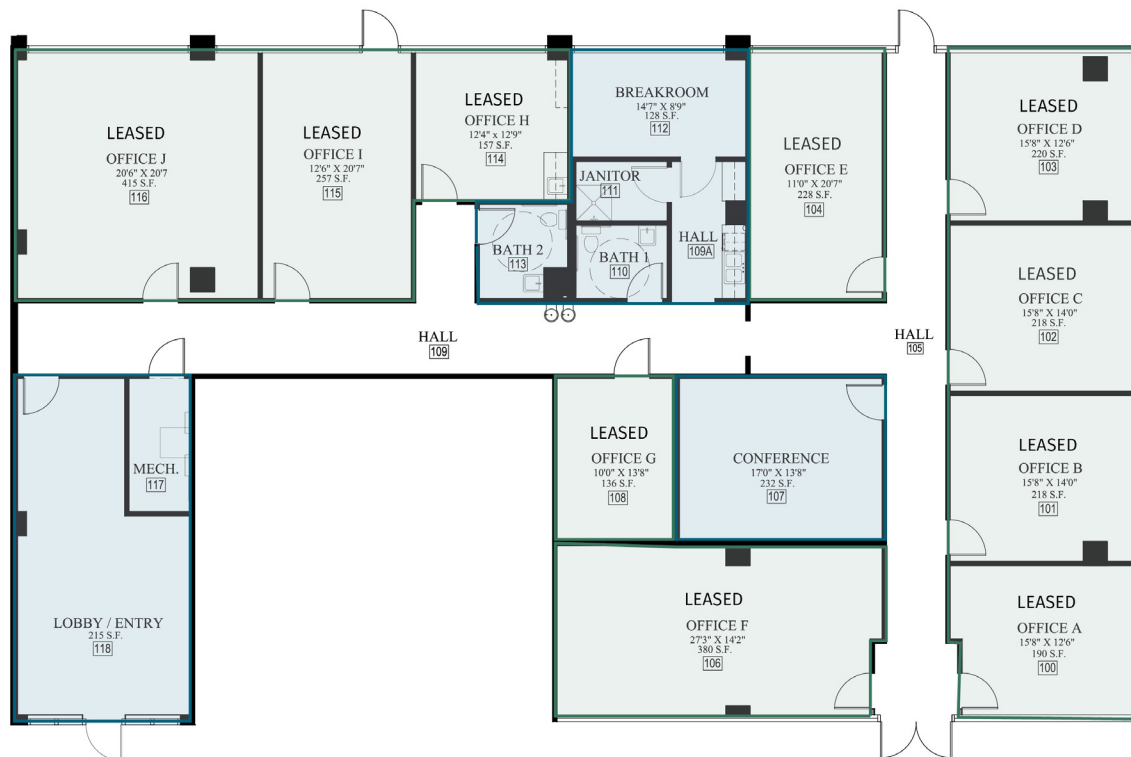
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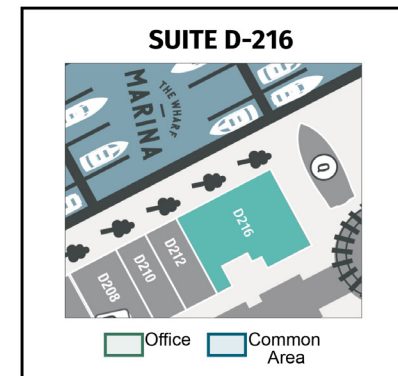
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FULLY LEASED AS OF APRIL 2020



FEATURES AND AMENITIES

- Great views of Wharf Marina
- Furnished Lobby
- Furnished Conference Room
- Furnished Breakroom
- Directory Signage
- Secure and Private Offices
- Full Service Lease
- WiFi Provided
- Free Parking
- On-Site Security
- On-Site Management
- On-Site Restaurants, Shopping and Lodging



FOR LEASING INFORMATION CONTACT:

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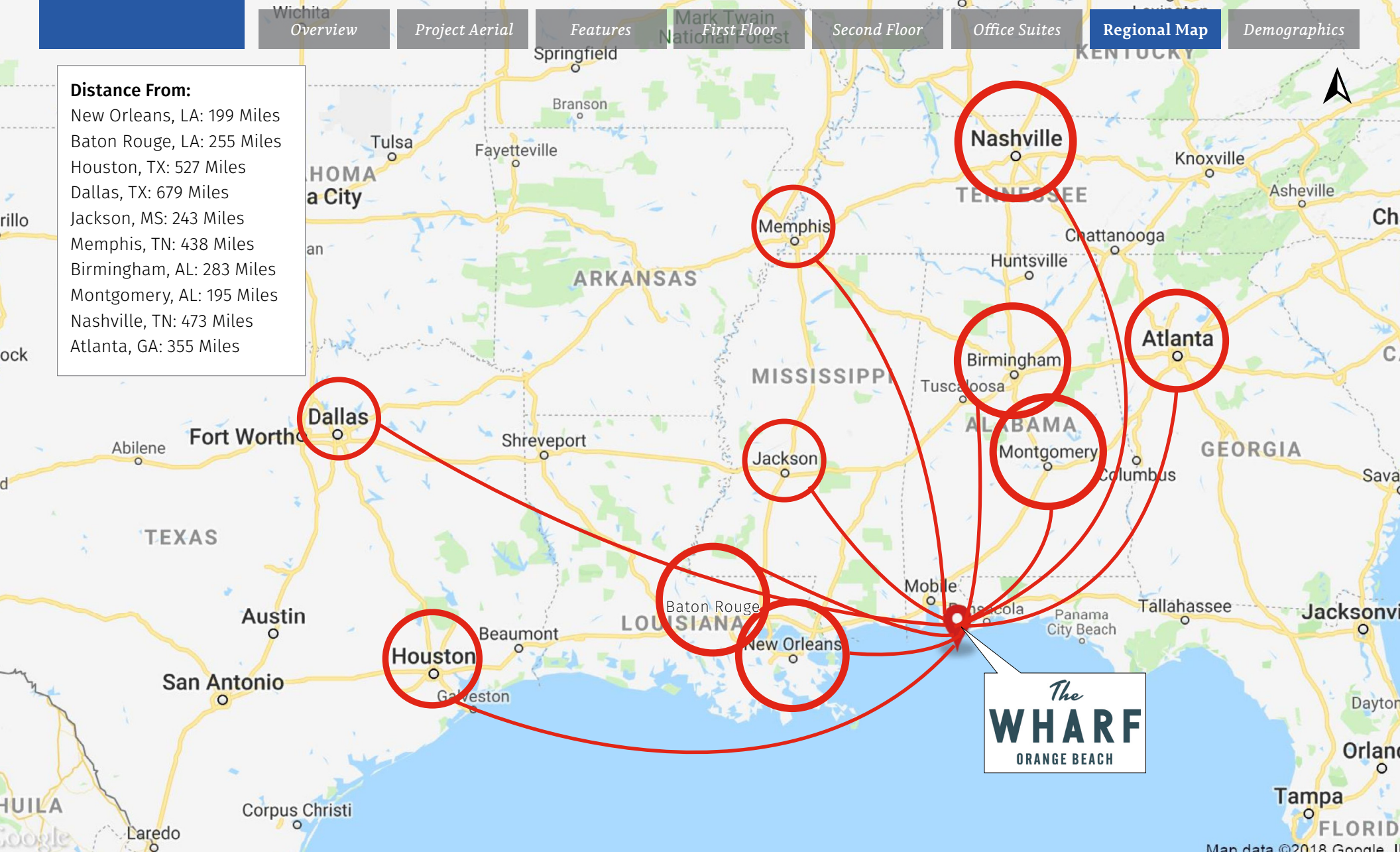
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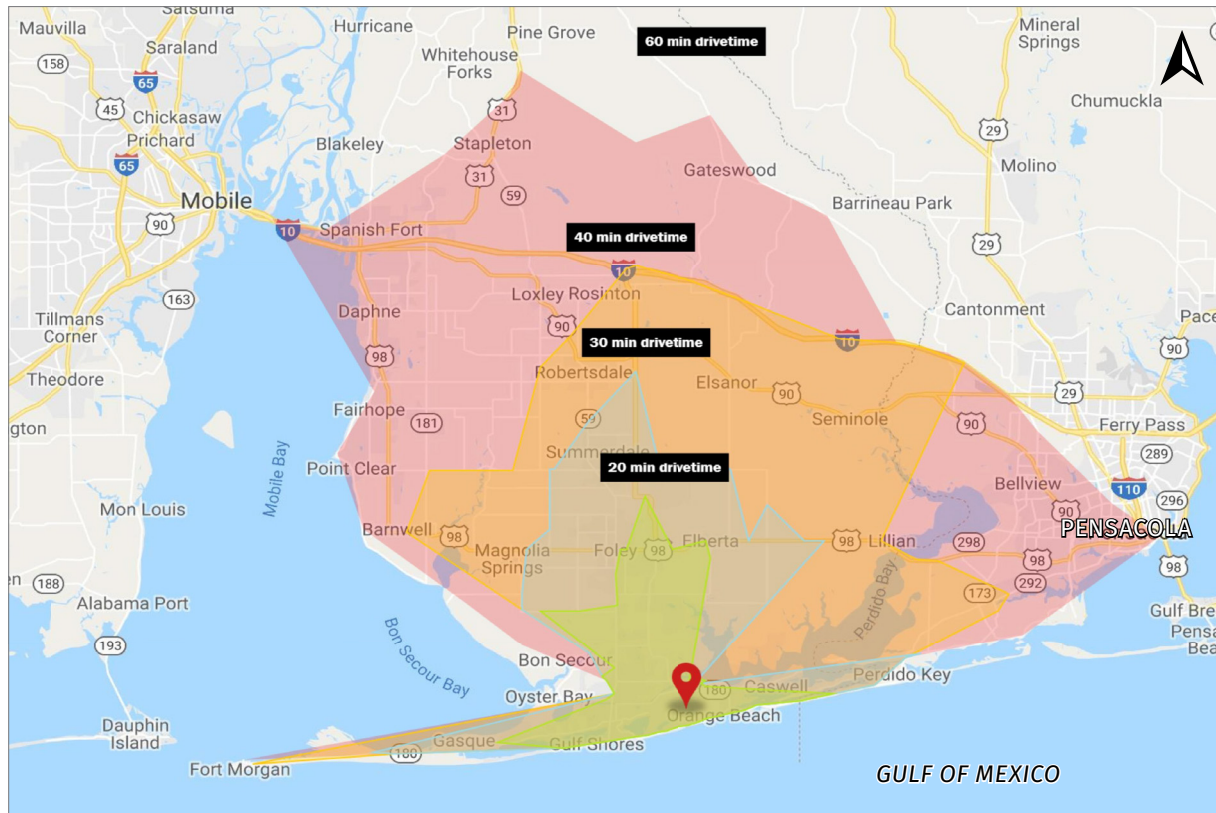
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Distance From:

- New Orleans, LA: 199 Miles
- Baton Rouge, LA: 255 Miles
- Houston, TX: 527 Miles
- Dallas, TX: 679 Miles
- Jackson, MS: 243 Miles
- Memphis, TN: 438 Miles
- Birmingham, AL: 283 Miles
- Montgomery, AL: 195 Miles
- Nashville, TN: 473 Miles
- Atlanta, GA: 355 Miles



Drivetime Demographic Map



Coastal Alabama Market 2018 Stats:

6.6 M

Visitors
 3% increase over 2017

\$938 M

Retail Sales
 8% increase over 2017

\$4.7 B

Visitor Spending
 7% increase over 2017

\$526 M

Lodging Revenue
 7% increase over 2017

*Sources:
 • Economic Impact Report - Gulf Shores/Orange Beach Tourism
 • Alabama Department of Revenue
 • Cities' Department of Revenue

2020 Drivetime Demographics	20 min	30 min	40 min	60 min
Population	48,342	71,131	115,309	331,754
Proj. Ann. Growth	2.9%	2.7%	2.5%	1.9%
Avg. HH Income	\$65,416	\$63,384	\$66,662	\$69,327