

# Publix #1292 - Colonial Promenade

160 Cotton Creek Drive  
Gulf Shores, AL 36542  
Lat 30.298, Long -87.681

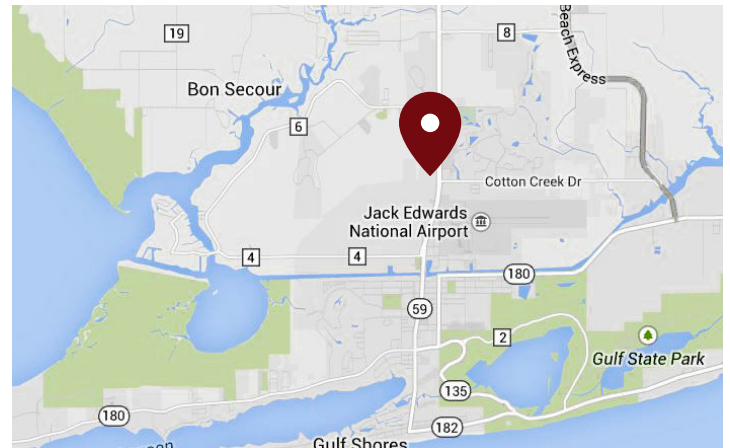
FOR LEASE



2,600 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Mobile MSA
- Located in a Coastal City in Baldwin County
- Publix-Anchored Center
- Strong Tenant Mix
- Great Visibility with Easy Ingress and Egress
- Rapid Population Growth
- Traffic Count: 31,190 VPD



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	7,637	20,505	33,331
Daytime Population	7,695	21,311	35,843
Total Households	3,249	9,028	14,437
Avg. HH Income	\$83,084	\$86,040	\$79,573

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Jamie Golomb

334.590.4332 | [jgolomb@crossmanco.com](mailto:jgolomb@crossmanco.com)  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

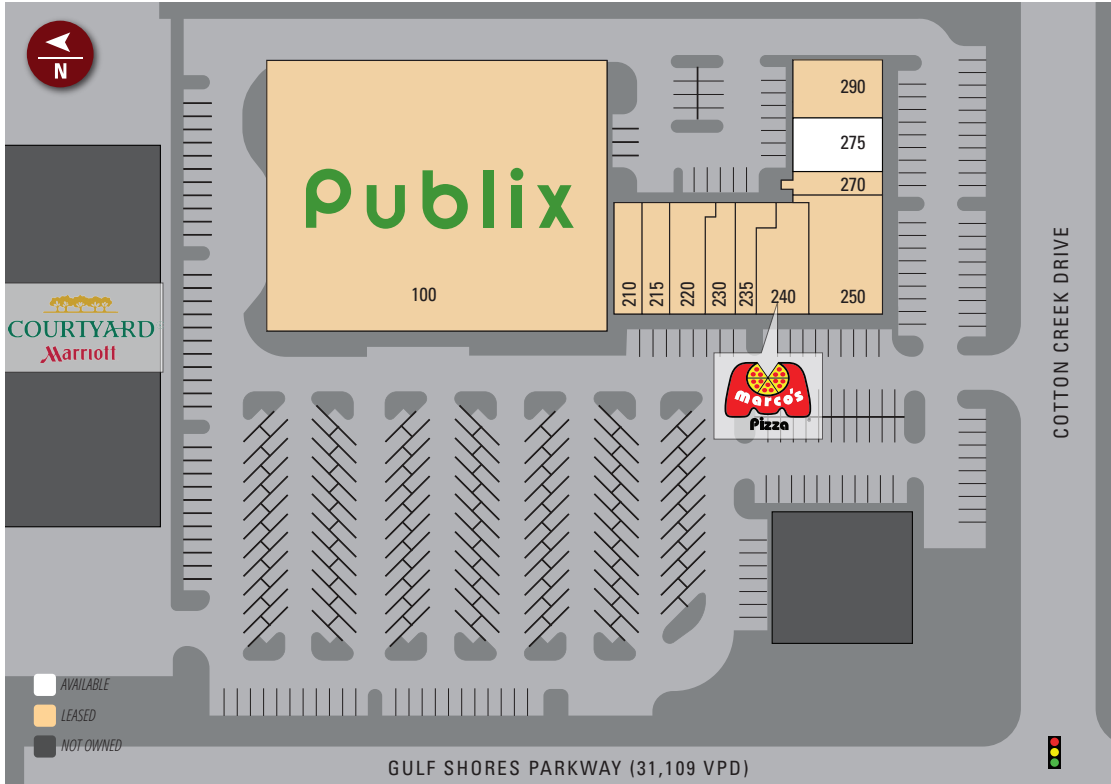


www.crossmanco.com

# Publix #1292 - Colonial Promenade

160 Cotton Creek Drive  
 Gulf Shores, AL 36542  
 Lat 30.298, Long -87.681

## SITE PLAN



Suite	Tenant	Size
100	Publix	45,600
210	Angel's Nail & Spa	1,600
215	Al's Liquor	1,600
220	Massage Envy	2,188
230	9 Round	1,559
235	Great Clips	1,444
240	Marco's Pizza	2,809
250	Aji Sai Asian Cuisine	4,483
270	Roses and Blooms	1,252
275	AVAILABLE	2,600
290	Chicken Salad Chick	2,600

TOTAL 67,735



### Jamie Golomb

334.590.4332 | [jgolomb@crossmanco.com](mailto:jgolomb@crossmanco.com)  
 6400 Powers Ferry Road, Suite 300, Atlanta, GA

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

# Publix #1292 - Colonial Promenade

160 Cotton Creek Drive  
Gulf Shores, AL 36542  
Lat 30.298, Long -87.681

## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	143,261
Sunday	127,109
Monday	122,005

# OF VISITS

TOP 3 HOURS

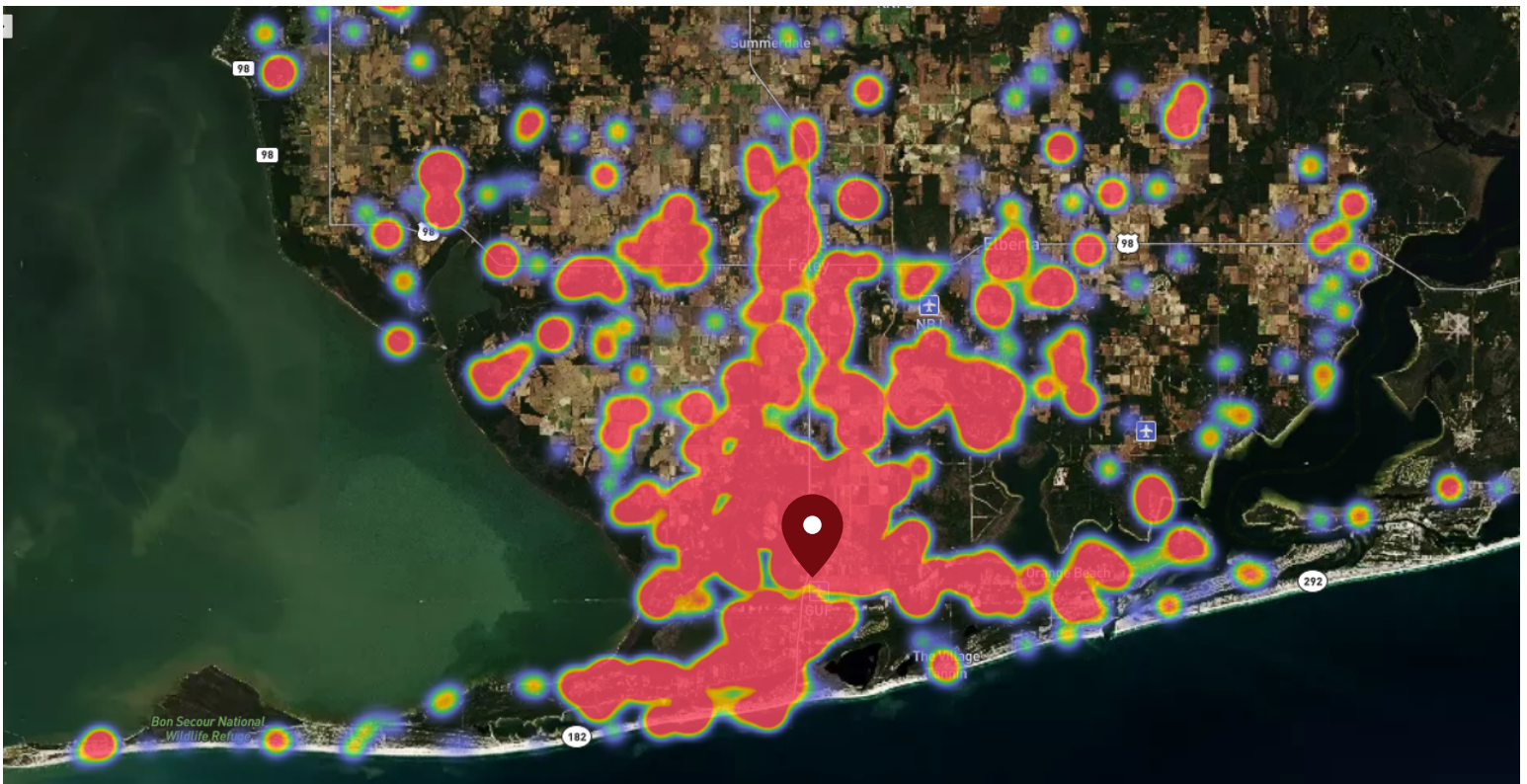


4-5 PM	142,335
5-6 PM	141,133
3-4 PM	134,970

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

### Jamie Golomb

334.590.4332 | [jgolomb@crossmanco.com](mailto:jgolomb@crossmanco.com)  
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



[www.crossmanco.com](http://www.crossmanco.com)