

PELICAN PLACE

3800 GULF SHORES PARKWAY, GULF SHORES, AL 36542



▶ PROPERTY DETAILS

Total Square Footage: 220,372 SF

▶ PROPERTY DESCRIPTION

Pelican Place is conveniently located in Gulf Shores, Alabama just four miles north of the beach on Highway 59, a gateway thoroughfare for tourists, employees, and local residents with an average of more than 43,000 cars per day.

The center is anchored by Bed, Bath & Beyond, Books-A-Million, Dollar Tree, Cobb Theater, and Target (Shadow Anchor). The center is in close proximity location to Walmart Supercenter, Publix, Lowe's, Home Depot, Hobby Lobby, and Tanger Outlet Center.

▶ DEMOGRAPHICS

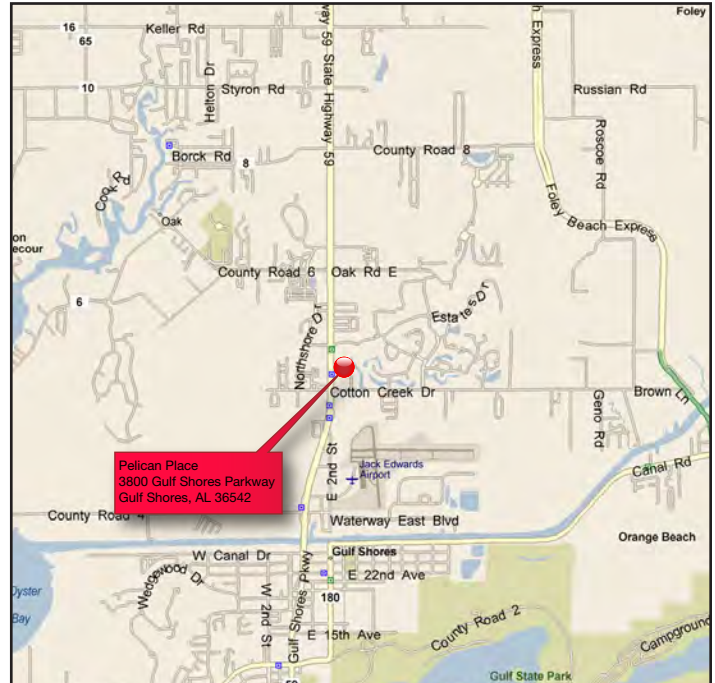
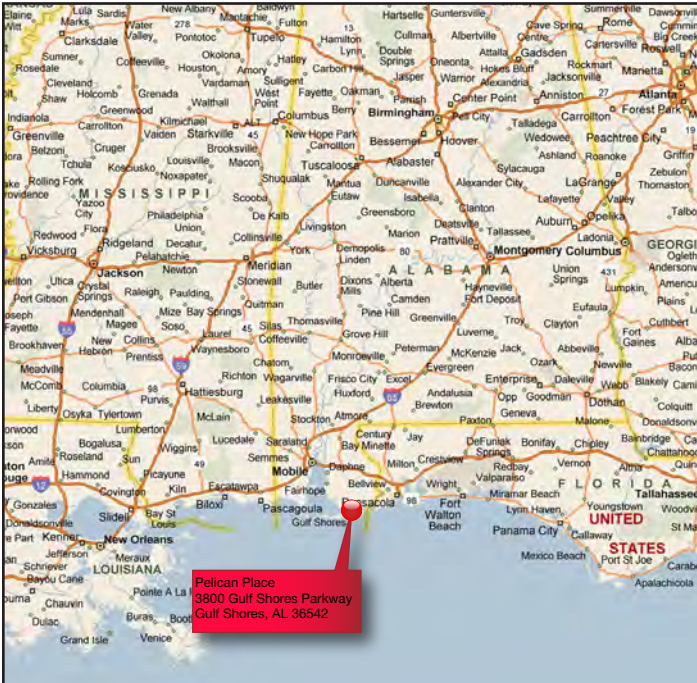
	3 Miles	5 Miles	10 Miles
Total Population	11,677	24,833	58,303
Average Household Income	\$79,197	\$64,441	\$62,181
Race:			
White	87.8%	87.8%	85.4%
Black	4.6%	5.0%	7.1%
Other	7.6%	7.1%	7.6%

▶ TENANTS



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LEASED

AVAILABLE

NOT OWNED

TENANT ROSTER		
SUITE	TENANT	SIZE
100	Kitty's Cafe	2,383 SF
104	Tuscany Pizza & Grill	2,370 SF
106	Thinque Weightloss	1,800 SF
110	Angel Nails	1,500 SF
114	GNC	1,530 SF
118	Mako MMA	2,401 SF
120	KM Hair Studio	1,294 SF
122	Verizon Wireless	1,294 SF
124/126	Sunrays	5,609 SF
128	Reef Havoc	3,758 SF
130	Tambos Surf Shack	4,600 SF
138	Available	1,954 SF
142	Available	6,755 SF
147	The Saucery	828 SF
150	Mission 25	1,650 SF
152	XIT Escape Room	2,295 SF
153	Mgmt Office	600 SF
154	Skin So Perfect	1,575 SF
160	Available	8,807 SF
200	Mikato	7,030 SF
210	The Dunes Cigar Bar	3,000 SF
215	Available	6,043 SF
218	The Yard Milkshake Shop	3,998 SF
219	Available	3,002 SF
226	Available	4,010 SF
228	Available	3,940 SF
234	Available	3,772 SF
236	Coastal Cakes & Confections	1,819 SF
240-1	Available	2,949 SF
240-2	Available	1,687 SF
240	Bleu's Burger	3,204 SF
300	Bed Bath & Beyond	25,000 SF
310	Gourmet World Market	2,020 SF
320	The Beach House	1,417 SF
325	Glitter & Dirt	998 SF
330	Available	1,009 SF
340	The Wacked Out Wiener	1,000 SF
350	Best Gift Idea Ever	2,058 SF
370	Margarita Loca Bar & Grill	4,390 SF
400	Dairy Queen	2,620 SF
402	Available	4,187 SF
408	Dollar Tree	9,620 SF
408A	Riser/Electrical Room	426 SF
430	Books-A-Million	15,000 SF
3780	Cobb Theatre	53,170 SF
OP-C	Outparcel C	n/a
OP-D	Outparcel D	n/a
TOTAL		220,372 SF

For more information contact: Evan Staley | evans@rcgventures.com | 404.665.1111
www.rcgventures.com