SUMMARY

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.

HIGHLIGHTS

- 222 Acres
- 380,000+ SF of Commercial Space
- 10,000 seat Amphitheater
- 170 slip Marina
- 132 room Springhill Suites
- 198 residential condominiums
- Orange Beach Event Center
- Heron Pointe - Reception & Meeting Facility
- Tom Thumb coming soon
- Class A Storage Development proposed
- Available Sites for future development
The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 3/21
• **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 5,400 SF 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 & 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.

• **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, 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 Laser Light Experience 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.
AVAILABLE SPACES

- D112 3,135 SF  Improved Waterfront Space
- F101 2,783 SF  Endcap Space with Patio Area
- F103 665 SF  Retail Space at Wharf Parkway
- M101 16,000 SF  Improved Main Street Space
AVAILABLE SPACES

- **D218** 1,226 SF  Corner Space with Abundant Windows
- **F202** 1,400 SF  Vanilla Box Delivery
- **F203** 1,400 SF  Vanilla Box Delivery
- **G206** 1,400 SF  Vanilla Box Delivery
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FULLY LEASED AS OF MARCH 2021

D-216

LEASED OFFICE 1
LEASED OFFICE 2
BREAKROOM
LEASED OFFICE 3
LEASED OFFICE 4
LEASED OFFICE 5
LEASED OFFICE 6
LEASED OFFICE 7
LEASED OFFICE 8
LEASED OFFICE 9
LEASED OFFICE 10

FLOOR PLAN

FULLY LEASED AS OF MARCH 2021

L-211

LEASED OFFICE D
LEASED OFFICE E
LEASED OFFICE F
LEASED OFFICE A
LEASED OFFICE B
LEASED OFFICE C
LEASED OFFICE G
LEASED OFFICE H
LEASED CONFERENCE

FLOOR PLAN

THE WHARF OFFICE SUITES ON MAIN

Lobby | Entry

Conference (14'11" x 17'10")

Member of RETAIL BROKERS NETWORK
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
2020 DEMOGRAPHICS

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COASTAL ALABAMA MARKET 2019 STATS

- **6.9M VISITORS**
  4.4% INCREASE OVER 2018

- **$983M RETAIL SALES**
  4.8% INCREASE OVER 2018

- **$5.2B VISITOR SPENDING**
  10% INCREASE OVER 2018

- **$589M LODGING REVENUE**
  12% INCREASE OVER 2018

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