

FOR LEASE

Build-to-Suit: Chelsea

Chelsea Point Drive, Chelsea, AL 35043



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Build to Suit:	\$15.00-\$17.00/SF
Parcel 1:	3.53 Acres
Parcel 2:	1.07 Acres
Parcel 3:	0.75 Acres

PROPERTY HIGHLIGHTS

- Three build-to-suit lots available along Chelsea Point Drive, offering flexibility for single or multi-tenant configurations, with excellent visibility from Highway 280 (30,000+ VPD)
- Direct access off Old Hwy 280 with shared signalized access to Highway 280 at the Walmart traffic light
- Immediate proximity to dominant retail anchors, Walmart and Publix, ensuring built-in consumer traffic
- Utilities in place and pad-ready
- Versatile parcels, ideal for QSR, financial, industrial, micro flex, or service retail uses

WALLACE SCHMUCK

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MARKET HIGHLIGHTS

- Chelsea ranked as the 6th fastest-growing city in Alabama. Its momentum has continued with a current population of approximately 18,320, a 20%+ increase since the 2020 census, with the city growing at roughly 2.9% annually.
- The median household income in Chelsea is \$115,337, well above state and national averages, with a poverty rate of just 2.69%. This is a market with strong disposable income and demonstrated spending power.
- Chelsea has grown over 329% since 2000 and is expanding faster than the majority of similarly sized U.S. cities. Retailers entering now are positioned ahead of the next wave.
- Chelsea Pointe Drive/Old Hwy 280 intersects directly with U.S. Highway 280, a corridor seeing approximately 29,000–34,000 vehicles per day, connecting the market to Birmingham (~19 miles northwest) and a large suburban trade area.
- The immediate area is anchored by Walmart and Publix, with supporting national tenants Walgreens and Tractor Supply nearby. Co-tenancy drives cross-shopping traffic and validates the market to incoming retailers.
- Chelsea's city council approved a tax incentive agreement for Chelsea Plaza, a major retail and restaurant center planned off U.S. 280. It will be the largest development in the city's history and is a strong signal of municipality support for continued retail growth.
- Chelsea has a homeownership rate of approximately 85%, with median home values near \$335,000 and property values appreciating roughly 6% year-over-year. Rooftops here are sticky; this is not a transient population.



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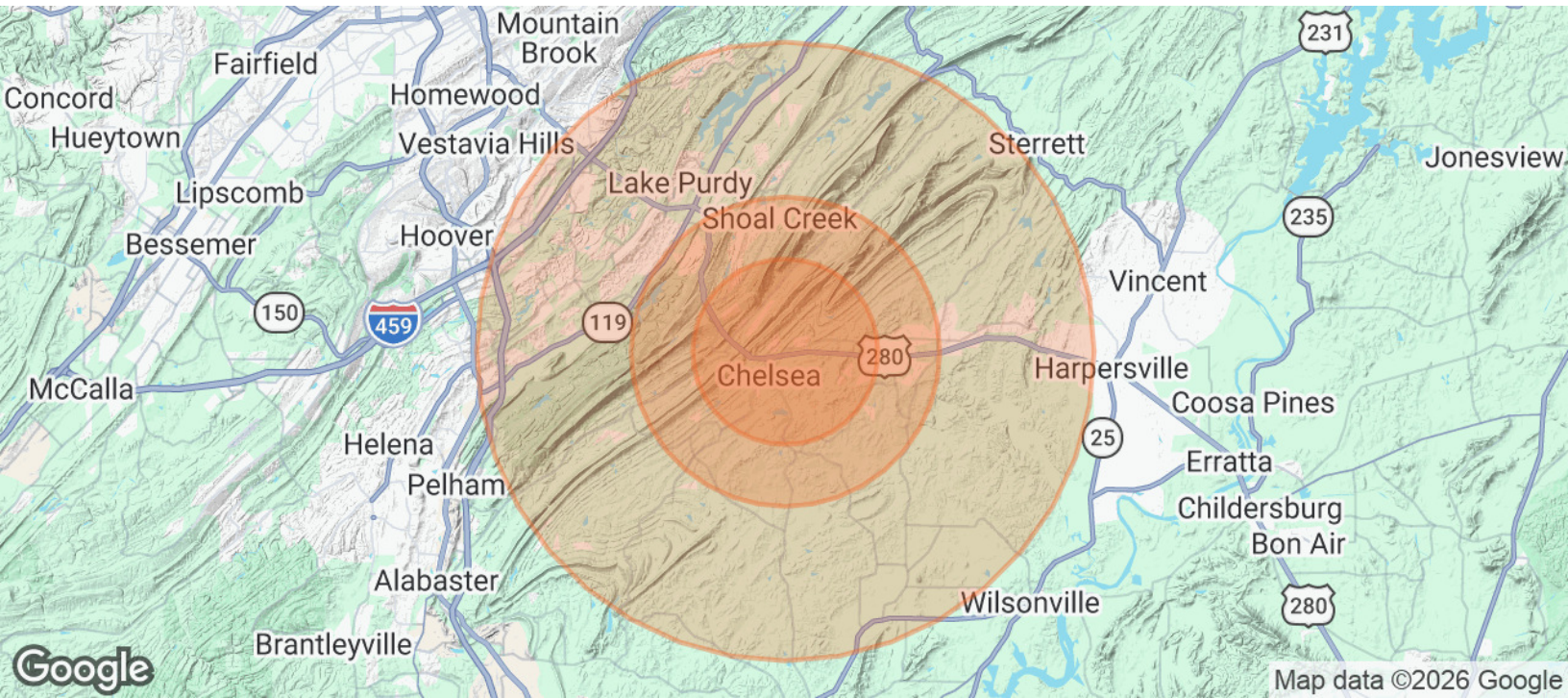
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,785	28,339	121,617
Average Age	38.0	42.0	42.0
Average Age (Male)	36.8	39.7	40.9
Average Age (Female)	39.5	43.6	43.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,841	10,466	49,746
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$122,308	\$143,228	\$139,998
Average House Value	\$345,771	\$407,747	\$442,929

2023 American Community Survey (ACS)

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