

**AVAILABLE  
Outparcel #3**

**AVAILABLE  
Outparcel #1**



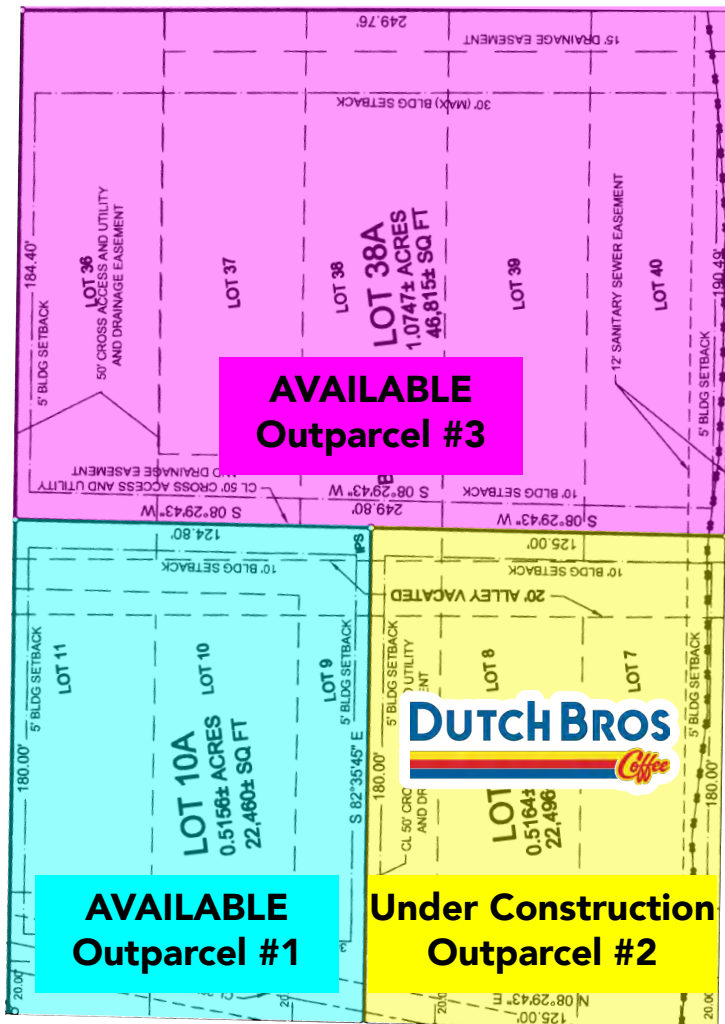
**Under Construction  
Outparcel #2**

**FOR SALE/GROUND LEASE/BTS NEXT TO HOSPITAL**

566 1st Street North, Alabaster, AL 35007

Prime location adjacent to Baptist Health Shelby Hospital

**2ND STREET NE**



**ASKING PRICE:**

Outparcel #1: \$750,000

Outparcel #2: **SOLD!!**

Outparcel #3: \$1,000,000



**SIZE:**

Outparcel #1: ±0.52 acres

Outparcel #3: ±1.07 acres



**LOCATION:**

- Easy access to major transportation arteries, including US 31 and I-65, and numerous retail amenities
- Nearby Shelby Baptist Medical Center (252 Beds and 51,000+ ER patients treated each year)
- 24,745 AADT on US 31



**HARBERT**  
RETAIL

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**For More Information: Harbert-Retail.com**

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

**HWY 31 (1ST STREET N)**



# FOR SALE/GROUND LEASE/BTS NEXT TO HOSPITAL

566 1st Street North, Alabaster, AL 35007

Under Construction



## COME JOIN **DUTCHBROS** Coffee

Since its humble beginnings, Dutch Bros has transformed into one of the fastest-growing drive-thru coffee brands in the United States. With a strategic expansion that has brought hundreds of new locations to communities nationwide, Dutch Bros combines scalable operational excellence with a unique, people-first culture. Experience the premium blends and innovative energy infusions that are redefining the beverage industry landscape.

**TOTAL LOCATIONS:** 1,100+ nationwide

**STATES SERVED:** 24 and counting

**GROWTH PACE:** Opening 150+ new shops annually

**MARKET PRESENCE:** Publicly traded on the NYSE (BROS) since 2021



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# FOR SALE/GROUND LEASE/BTS NEXT TO HOSPITAL

566 1st Street North, Alabaster, AL 35007

## Location Overview



### 12 MONTH DEMOGRAPHICS AT NEIGHBORING RETAIL CENTER

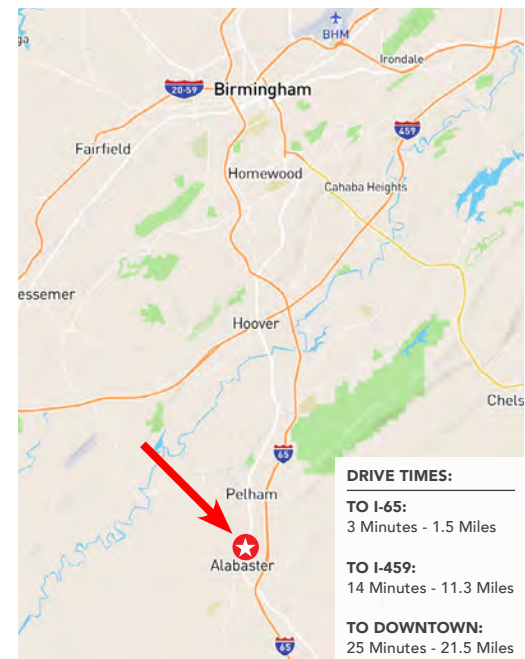
Visits	582.2K
Visitors	169.1K
Visit Frequency	3.44x
Avg Dwell Time	75 minutes
Median HH Income	\$83.2K



**ALABASTER** is a city and southern suburb of Birmingham MSA in Shelby County, AL. At the 2020 census, the population was 33,284. Alabaster is the 16th largest city in Alabama by number of residents. It is home to Shelby Baptist Medical Center, a 252 bed hospital which is part of the Brookwood Baptist Health network.

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	4,470	37,100	68,564
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	1,628	13,961	25,587
INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$96,429	\$119,659	\$129,890
EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Total Employees	4,015	12,774	23,881



DRIVE TIMES:
TO I-65: 3 Minutes - 1.5 Miles
TO I-459: 14 Minutes - 11.3 Miles
TO DOWNTOWN: 25 Minutes - 21.5 Miles



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