

INVESTMENT OPPORTUNITY FOR SALE

341, 395, and 512 1st St SW ◇ Alabaster, AL ◇ 35007 ◇ Shelby County



13,450, 4,500 and 1,200 +/- SF Buildings on 2.03 Acres and .93 Acre Lot Sold together or separate

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MARK DINAN
Commercial & Investment Real Estate

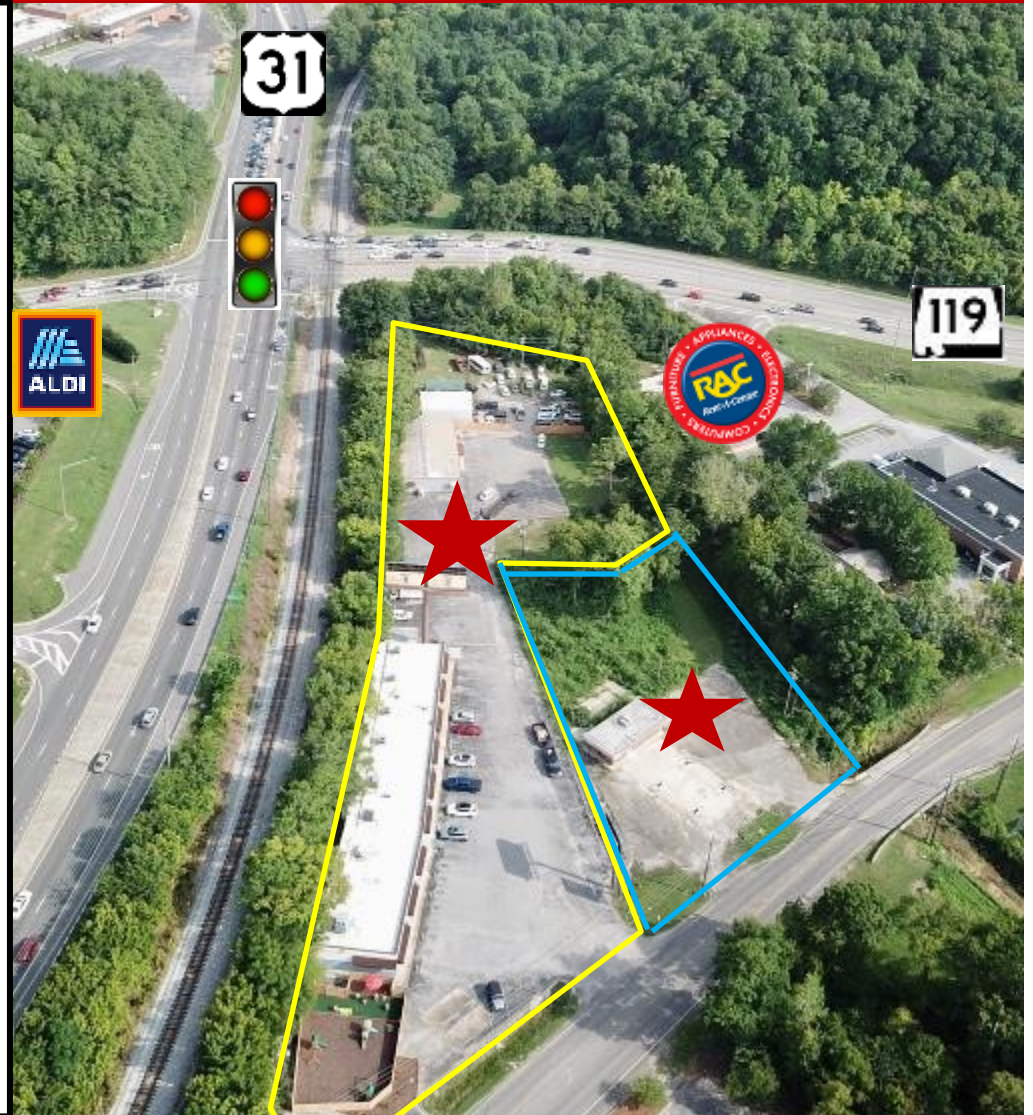


*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

INVESTMENT SUMMARY

341, 395, and 512 1st St SW ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Located at 512 1st St. SW, 341 1st St. SW, and 395 1st St. SW.
- ♦ Alabaster Plaza has three rental buildings on 2.03 +/- acres.
- ♦ 13,540 +/- sf multi bay flex center remodeled in 2023
- ♦ 4,500 +/- and 1,200 +/- sf flex office warehouses
- ♦ Current Gross Income: \$172,000
- ♦ Also includes .93 acre lot and former C-Store.
- ♦ Value Add redevelopment opportunity for owner, user, investor.
- ♦ Zoning allow micro flex, retail, storage.
- ♦ Will sell separately or together.
- ♦ Adjoining Rent a Center also for Sale.
- ♦ 140' of road frontage on 1st St SW.
- ♦ Immediate access from Hwy 31 and Hwy 119.
- ♦ Only .6 mile from I-65, Exit 238, just off 119.
- ♦ Zoned B-3 General Business, City of Alabaster
- ♦ Alabaster rated 39th Best Place to Live by Money.
- ♦ Remarkable 60% growth in the last 10 years.
- ♦ Over 345,000 residents located within 5 miles.
- ♦ Adjoining 11059 Hwy 119 Also For Sale
- ♦ Once in a life opportunity priced at \$2.25 Million.
- ♦ Contact us for details.



AERIAL PHOTOS

341, 395, and 512 1st St SW ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



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LOCATION MAP

341, 395, and 512 1st St SW ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

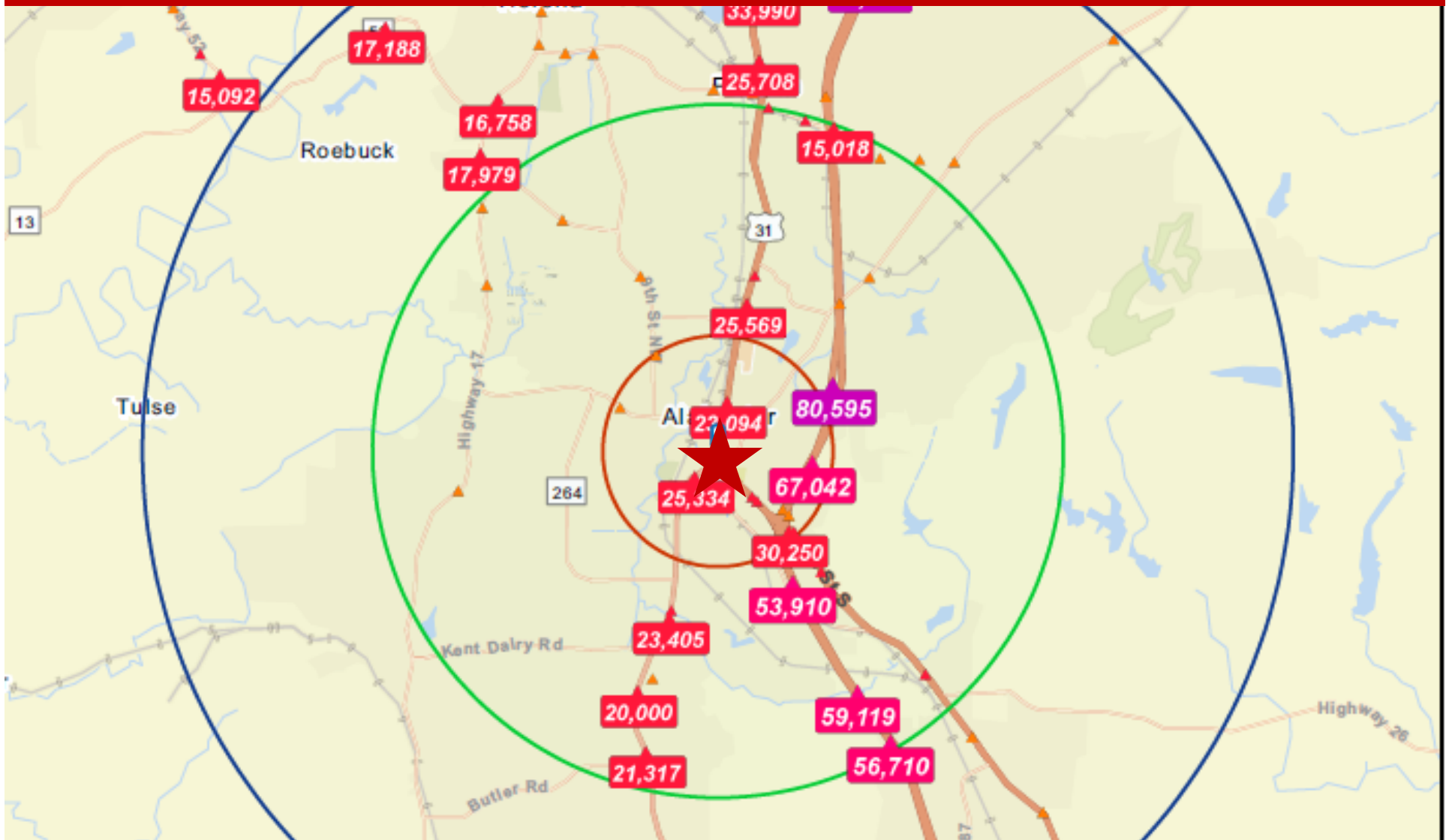


Directions:

- ♦ Take I-65 to Exit 238. Go north on US Highway 31 . Continue northwest for .6 miles then go south on Hwy 119. Turn Right onto 1st Street SW/Market Center Drive. The location will be on the right.

TRAFFIC COUNTS

341, 395, and 512 1st St SW ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



DEMOGRAPHICS

341, 395, and 512 1st St SW ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

DEMOGRAPHIC SUMMARY

308 1st St SW, Alabaster, Alabama, 35007

Ring of 5 miles

KEY FACTS

68,410

Population

38.4

Median Age



24,801

Households

\$78,100

Median Disposable Income

EDUCATION

4.5%

No High School Diploma



22.2%

High School Graduate



27.9%

Some College/
Associate's Degree



45.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$99,083

Median Household Income



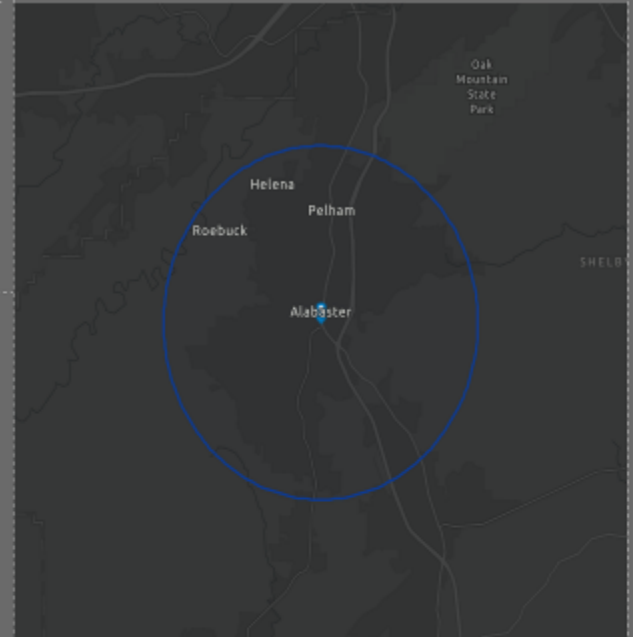
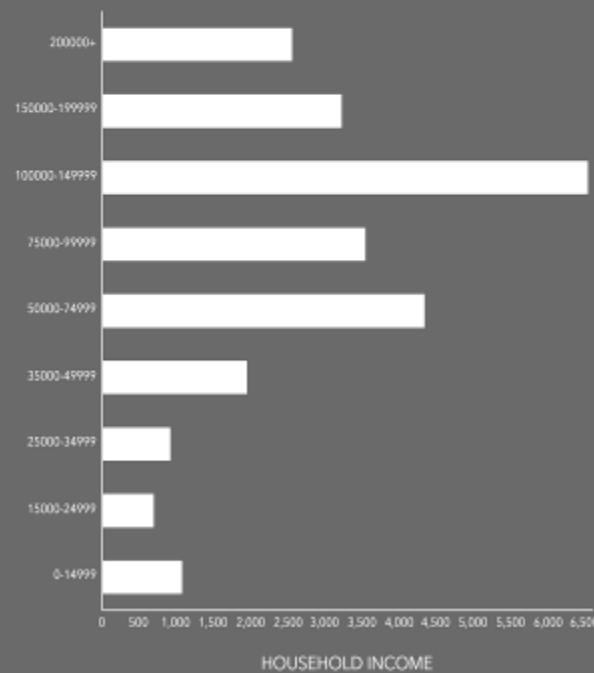
\$42,544

Per Capita Income



\$372,060

Median Net Worth



EMPLOYMENT



White Collar

71.4%



Blue Collar

16.5%



Services

12.9%

2.9%

Unemployment Rate