

PUBLIX OUTPARCEL FOR SALE

Highway 70 ♦ Calera, AL ♦ 35040 ♦ Shelby County



SITE SIZE: 5.4 acres / ASKING PRICE: \$ 779,000 / May Divide

Mark Dinan, MBA, CCIM

(o) 205-980-3434

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markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER: **CCIM** Experts in Commercial Investment Real Estate
IR REALTOR **LoopNet™ CREXi**

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

PROPERTY DETAILS

Highway 70 ♦ Calera, AL ♦ 35040 ♦ Shelby County

- ♦ **Location, location, location.**
- ♦ **One of the best lots left in Calera.**
- ♦ **5.4 acre lot. 600' Road Frontage on Hwy 70.**
- ♦ **Full Traffic Signal in front of lot.**
- ♦ **Excellent exposure to Highway 31 and 70.**
- ♦ **All utilities available.**
- ♦ **Graded site is immediately available.**
- ♦ **Outparcel to thriving Publix Supermarket.**
- ♦ **Nearby businesses include Publix, Wal-Mart, Chic-fil-a, Zaxby's, BK, Quality Inn, Hampton Inn, Taco Bell, Captain D's, McDonald's, Sysco, Mavis, and United Rentals.**
- ♦ **.5 miles to I-65 exit 231.**
- ♦ **Asking Price: \$779,000.**



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BIRDS EYE VIEW

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PLAT MAP AERIAL

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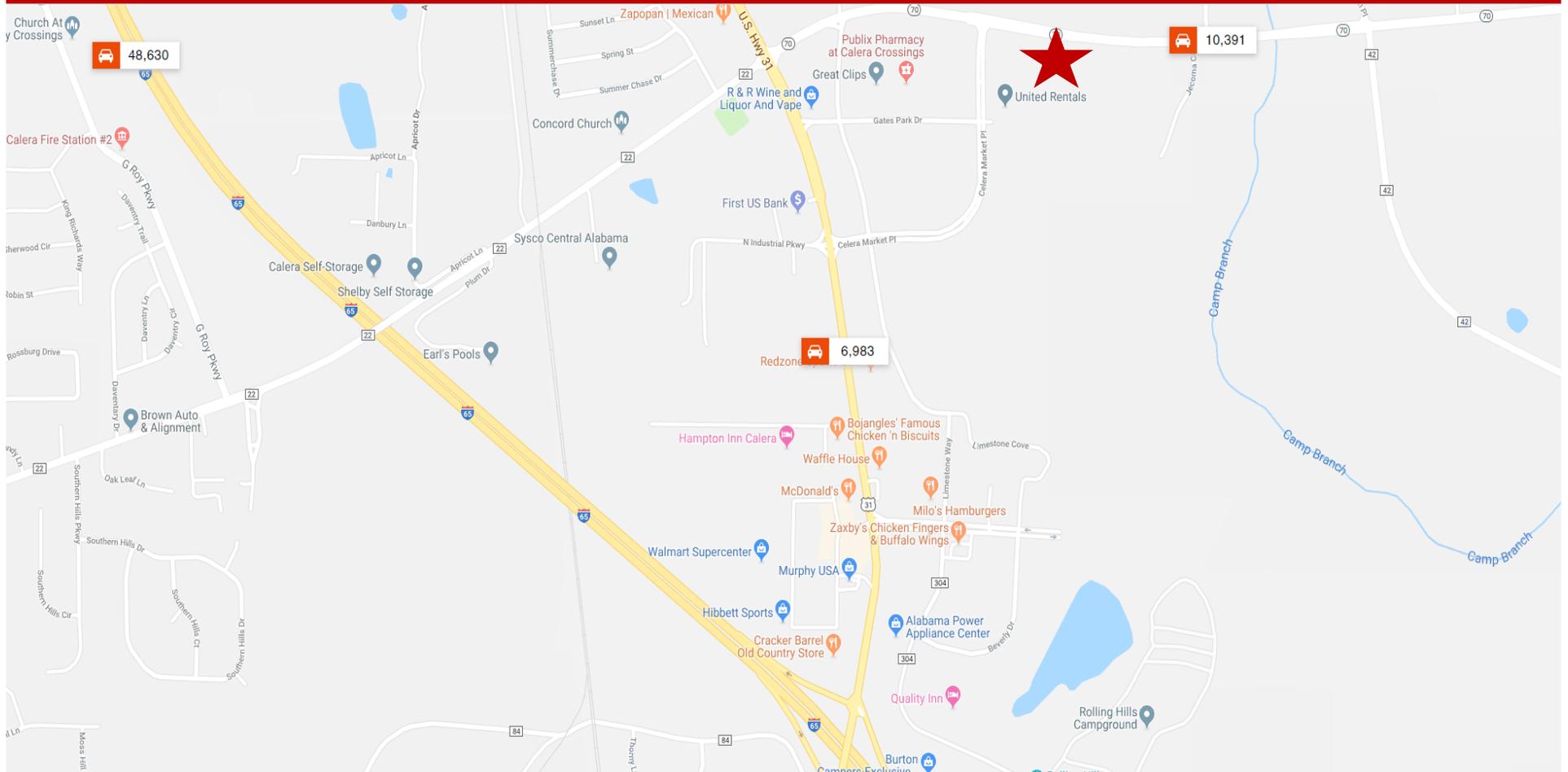
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TRAFFIC COUNTS

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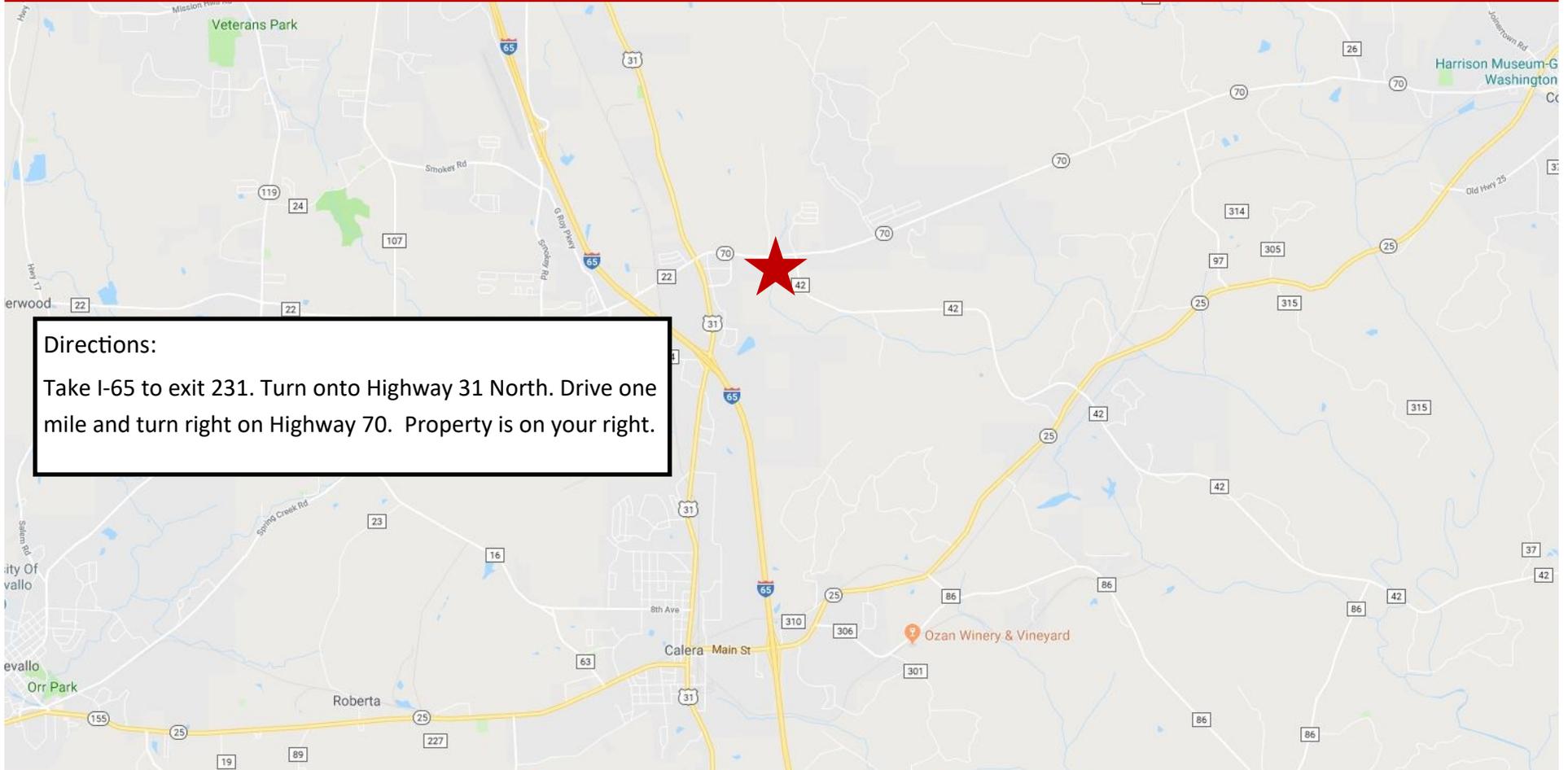
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LOCATION MAP

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Directions:

Take I-65 to exit 231. Turn onto Highway 31 North. Drive one mile and turn right on Highway 70. Property is on your right.

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DEMOGRAPHICS

Highway 70 ♦ Calera, AL ♦ 35040 ♦ Shelby County

DEMOGRAPHIC SUMMARY

7911-7911 Highway 70
Ring of 5 miles

KEY FACTS

25,475

Population



9,579

Households

36.1

Median Age

\$68,884

Median Disposable Income

EDUCATION

5.8%

No High School Diploma



25.0%
High School Graduate



30.5%
Some College/
Associate's Degree



38.7%
Bachelor's/Grad/ Prof Degree

INCOME



\$85,968

Median Household Income



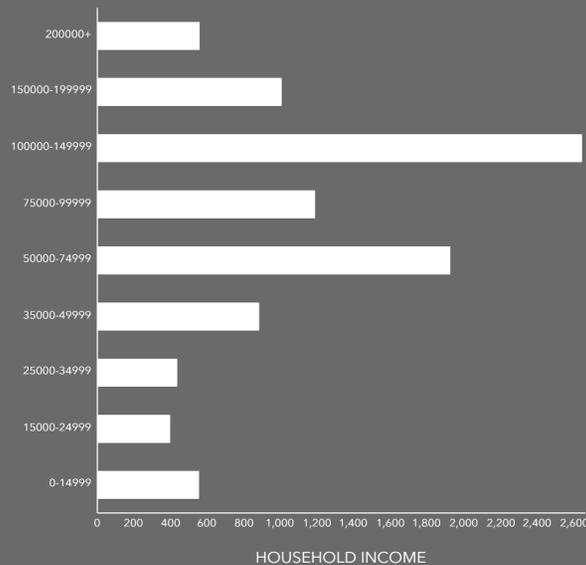
\$37,389

Per Capita Income

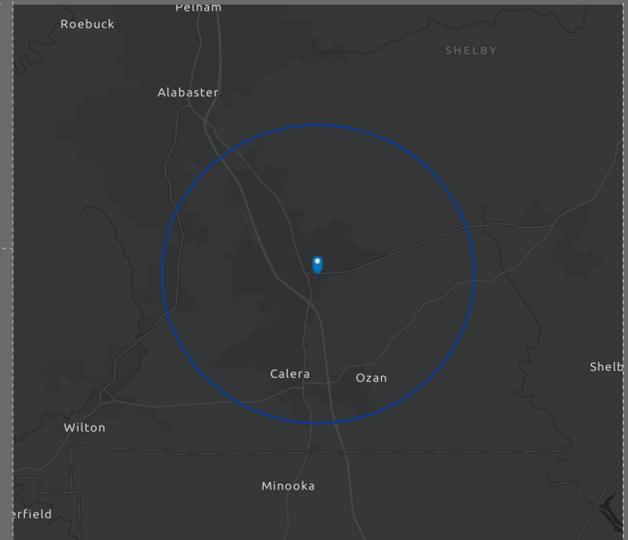


\$256,957

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

66.6%



Blue Collar

22.5%



Services

11.9%

2.8%

Unemployment Rate

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