

FOR LEASE

Chelsea Creek

48 Chesser Crane Road, Chelsea, AL 35043



RED ROCK



2,520 SF Retail - Inline

Lease Rate: \$16.50 SF/yr (NNN)

TRISH RUSHING, CCIM

VP Commercial Brokerage

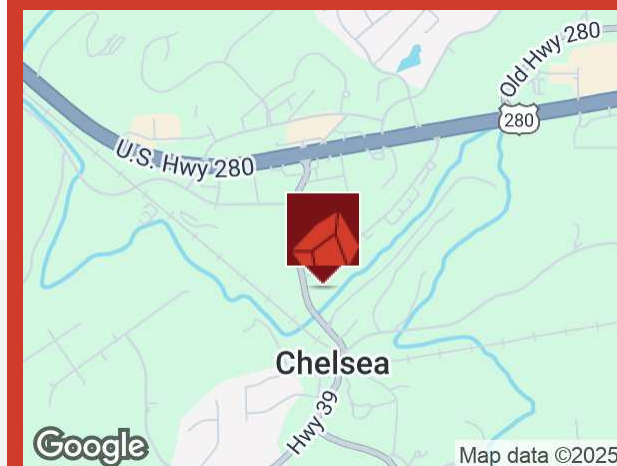
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Birmingham, AL 35205

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PROPERTY OVERVIEW

Rare availability in Chelsea Creek shopping center. Suite G offers 2,520 square feet of premium retail space designed to meet the needs of a variety of businesses. Located just off Highway 280 in Chelsea, AL, this space provides exceptional visibility and accessibility in one of the fastest-growing areas of the state. Available August 1, 2025.

PROPERTY HIGHLIGHTS

- Prime Retail space in Chelsea
- Ample on site parking
- High Traffic corridor
- Excellent access and visibility

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,200 - 2,520 SF
Year Built:	2009
Zoning:	B2
Market:	Chelsea

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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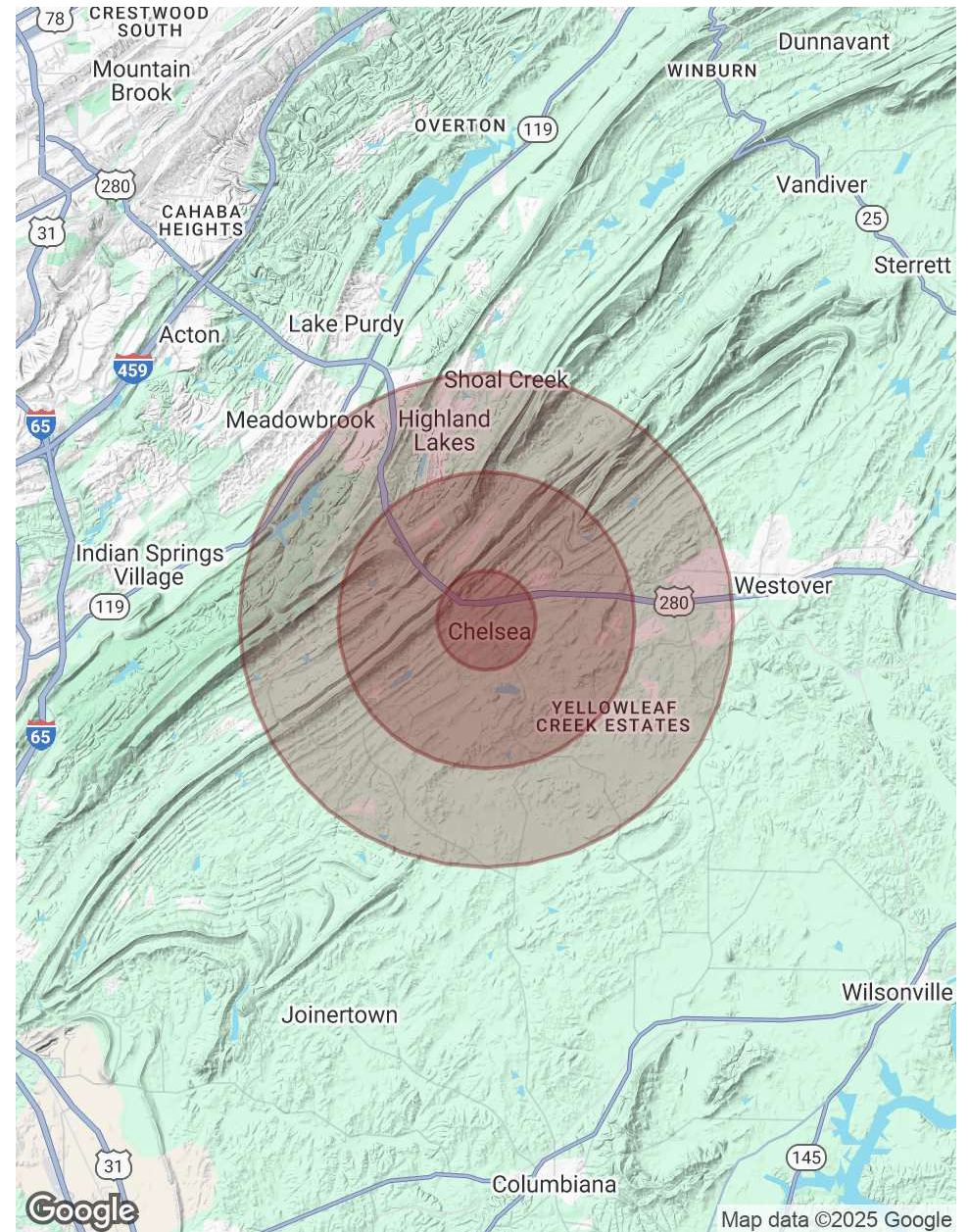
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,081	13,373	31,128
Average Age	38	39	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	749	4,938	11,143
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$108,047	\$112,439	\$136,967
Average House Value	\$370,096	\$375,339	\$443,385

Demographics data derived from AlphaMap



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