

FOR LEASE

Village Parrish - Helena
2600 County Road 58, Helena, AL 35080



RED ROCK



Up to 4,800 SF Retail - Can be subdivided

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

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

RACHEL ROMANO

Broker

205.218.0003

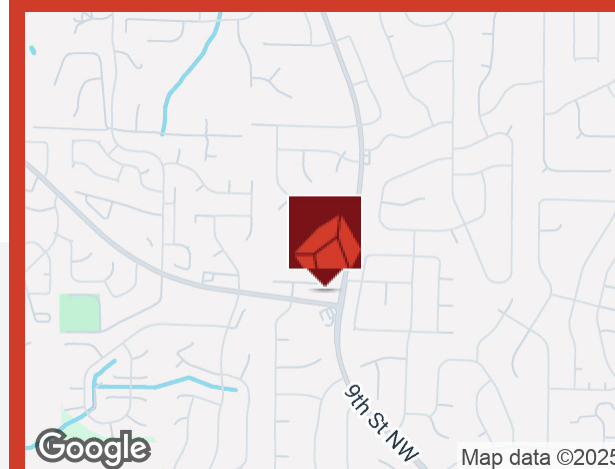
rromano@redrockrg.com

1425 Richard Arrington Jr. Blvd. S Suite 100

Birmingham, AL 35205

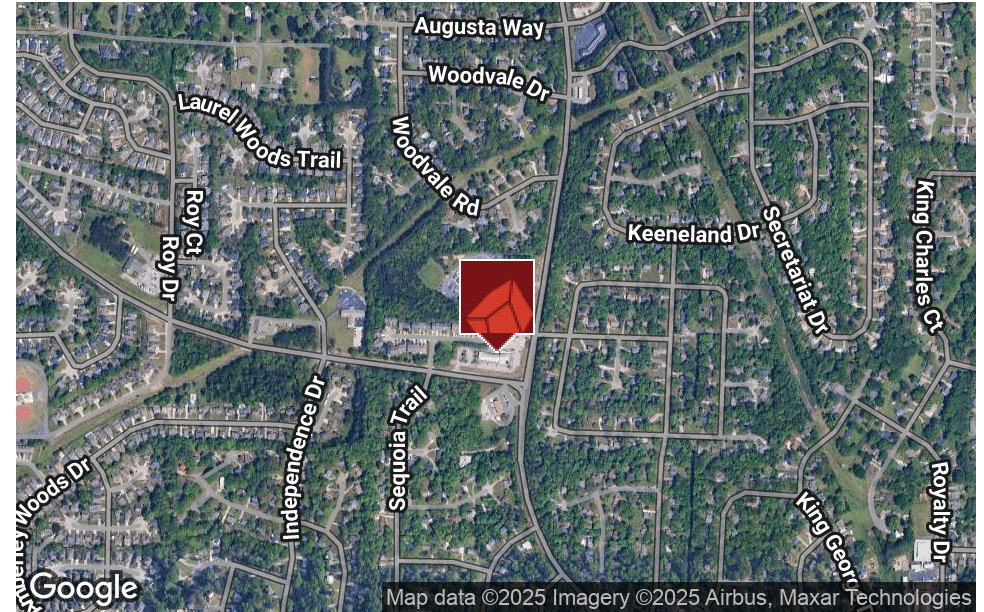
205.324.3383

redrockrg.com



Google

Map data ©2025



PROPERTY OVERVIEW

Up to 4,930sf of retail space immediately available at Parrish Village in Helena, AL. Located at the "back door" of one of the fastest growing communities in central Alabama and easily accessible from Pelham or Alabaster. Larger suite was formerly used as a Fitness Gym, the suite can be demised into +/-3,055 and 1,875sf Suites. End cap is 1100 sf with a drive thru.

PROPERTY HIGHLIGHTS

- +/- 13,000 VPD at the intersection
- 1,100 up to 4,930sf
- Signalized Corner
- End Cap with Drive-Thru
- High Income Area

OFFERING SUMMARY

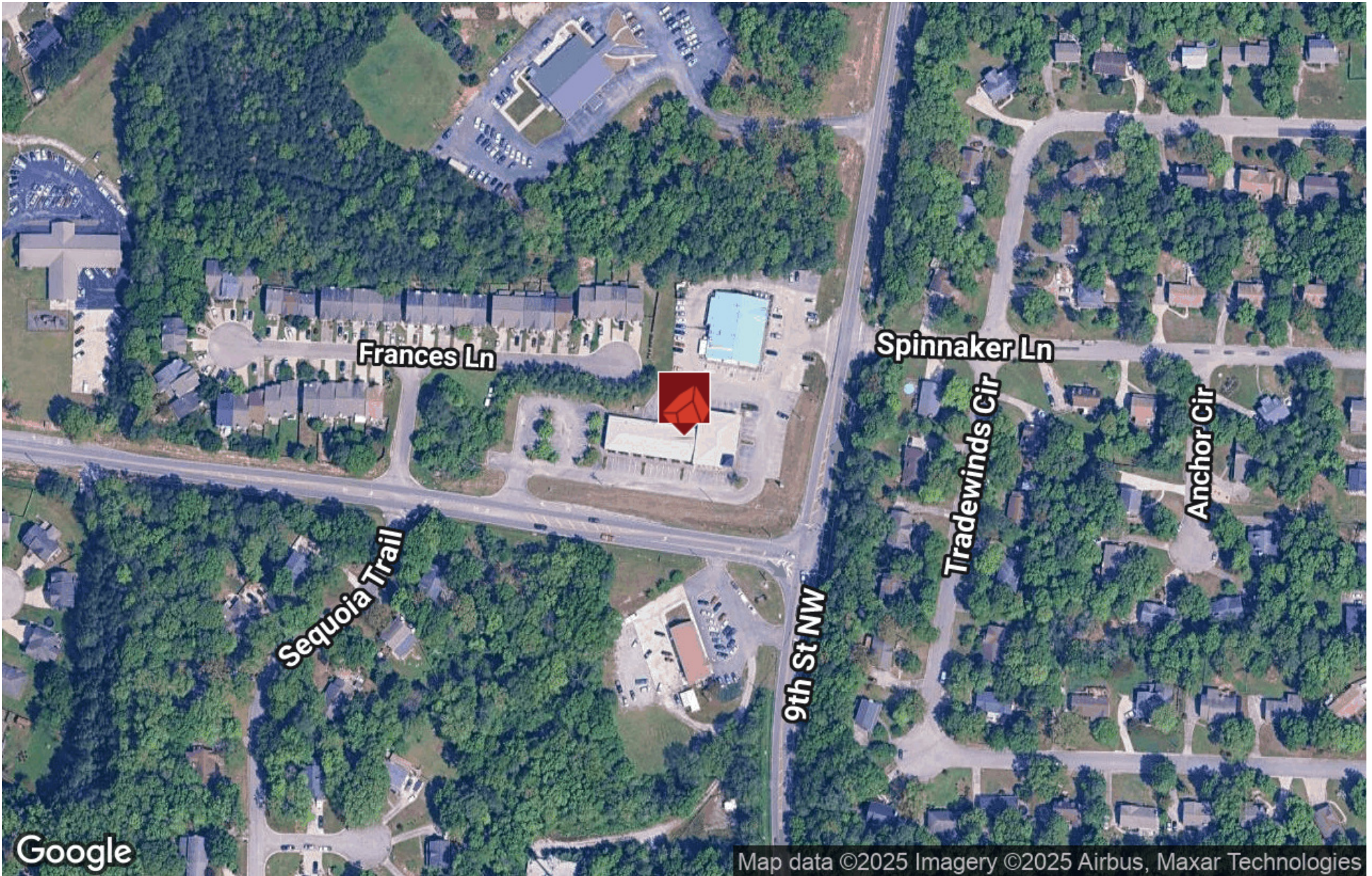
Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	11,500 SF
Available SF:	1,100 - 4,930 SF
Lot Size:	1.6 Acres
Year Built:	2006
Zoning:	B-1
Market:	Helena

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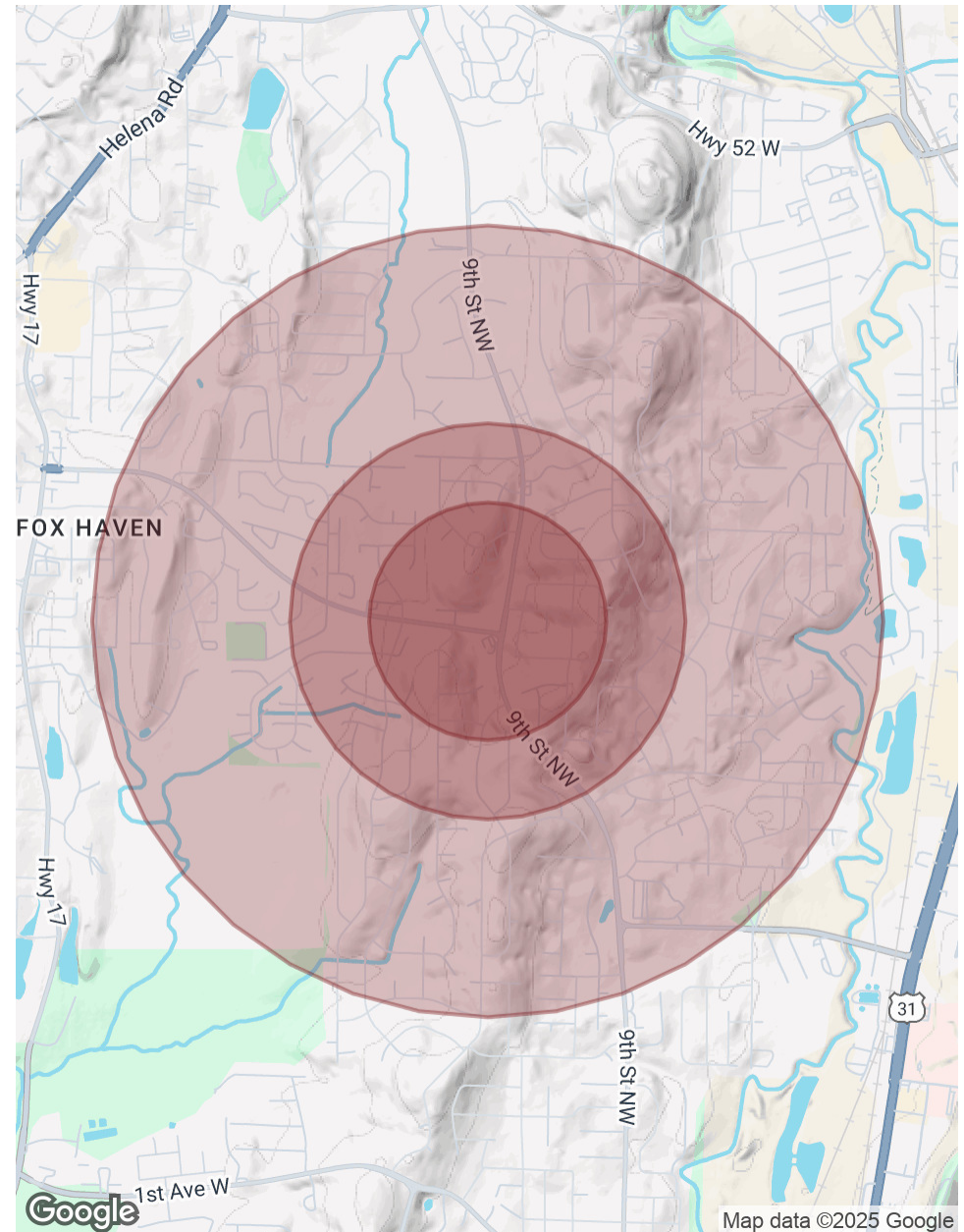
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	735	2,934	9,953
Average Age	38	38	38
Average Age (Male)	37	37	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	997	3,545
# of Persons per HH	3	2.9	2.8
Average HH Income	\$128,747	\$122,490	\$110,275
Average House Value	\$300,252	\$285,898	\$259,846

Demographics data derived from AlphaMap



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