

THE SHOPPES OF CHELSEA

CHELSEA, AL



SITE DESCRIPTION

HWY 47 & CHELSEA CORNERS WAY

TOTAL ± 20.31 ACRES

OUTPARCELS ± 2.0 ACRES

36,774 AADT ON US-280

14,385 AADT HWY 47

This **REGIONAL POWER CENTER** occupies a prime location at the southwest quadrant of Chelsea Corners Way and Highway 47, offering immediate access to the significant U.S. Highway 280. This highway serves as a major regional connector to Birmingham and other key locations in Alabama and Georgia, and is the primary commuting route for Chelsea residents working in Birmingham and other parts of Shelby and Jefferson counties.

As one of Alabama's fastest-growing cities, Chelsea's economic development is closely tied to its advantageous position along the US-280 corridor within Shelby County and the Birmingham-Hoover metropolitan area. This location has fostered strong residential growth, supported high household incomes and rising property values, and facilitated the city's development as a retail hub while attracting diverse businesses and infrastructure investment.



LEASING:
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CONCEPTURAL RENDERING

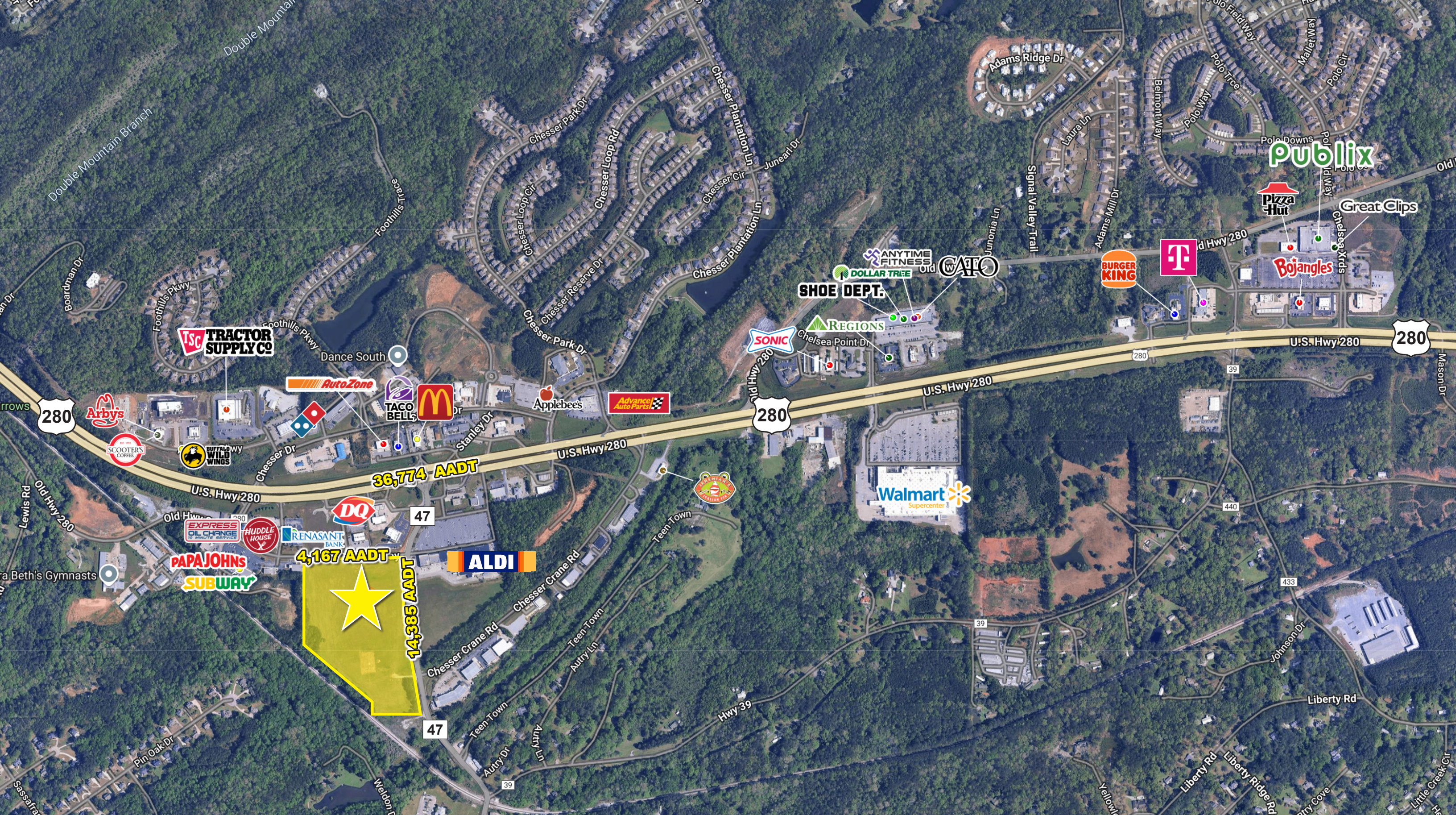
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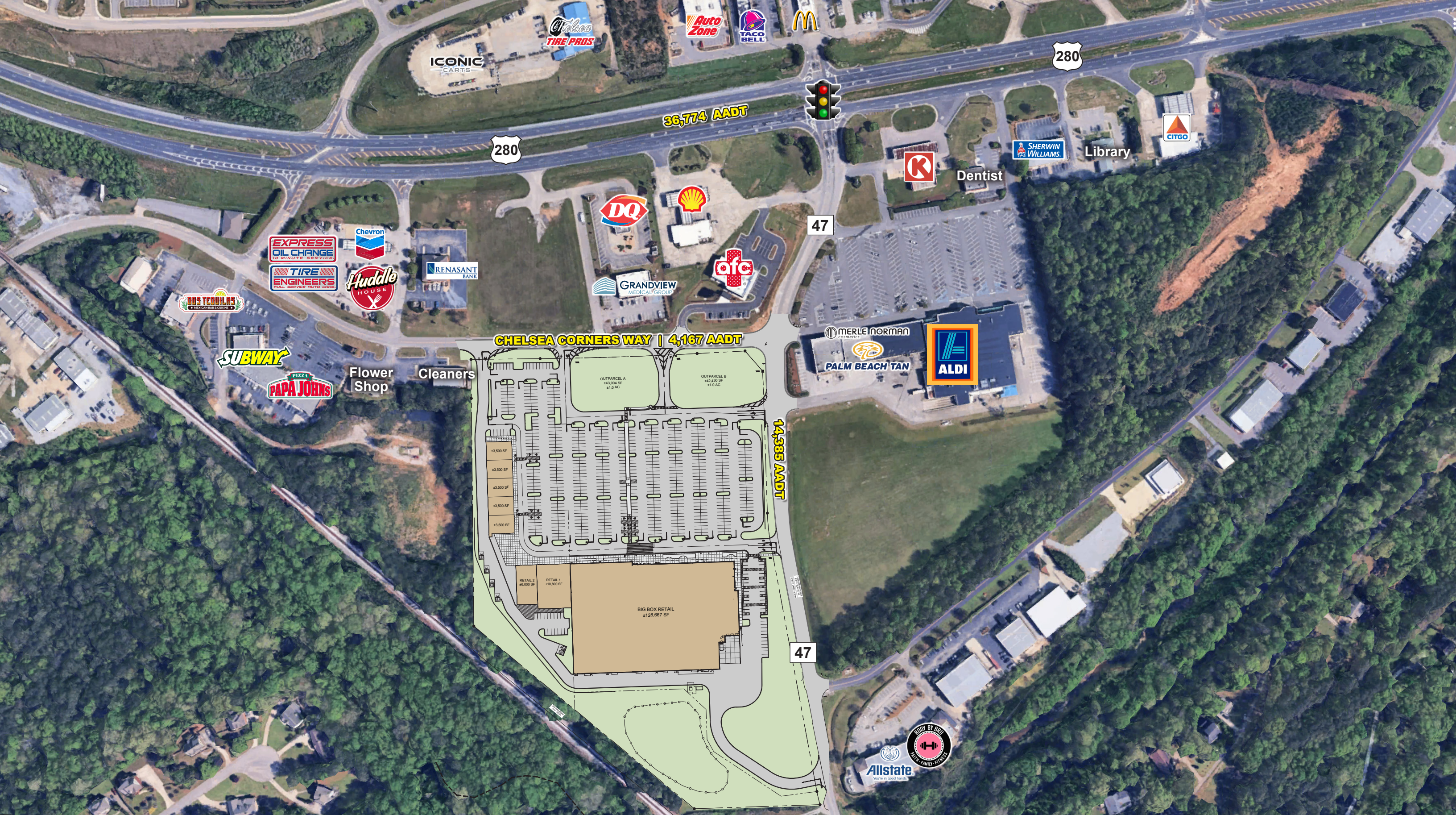
MARKET AERIAL
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MID AERIAL
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LOW AERIAL
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NUMBERS

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POPULATION	
3 MILE	12,999
5 MILE	33,486
7 MILE	72,189

HOUSEHOLDS	
3 MILE	5,022
5 MILE	12,626
7 MILE	28,970

AVG. HH INCOME	
3 MILE	\$128,940
5 MILE	\$166,689
7 MILE	\$166,524

MED. HH INCOME	
3 MILE	\$100,864
5 MILE	\$116,887
7 MILE	\$118,356

1 MILE - OTHER	
College/Higher White Collar	78.9%
Median Age	39
Total Retail Exp/Month	\$4,849

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5 Yr Pop Growth (Total%)

By Blockgroups

- 5% or more
- 2% to 5%
- 1% to 2%
- 0% to 1%
- Less than 0%

SITE PLAN

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CHELSEA, AL

TOTALS

LAND AREA:	± 20.31 AC
PROPOSED AREA:	162,967 SF
PARKING:	765 SPACES
PARKING RATIO:	4.70/1000

RETAILER 1:	± 13.37 AC
PROPOSED AREA:	128,667 SF
PARKING:	541 SPACES
PARKING RATIO:	4.21/1000

SHOPS:	± 6.94AC
PROPOSED AREA:	34,300 SF
PARKING:	193 SPACES
PARKING RATIO:	5.62/1000

OUTPARCELS:	
A:	± 1.0 AC
B:	± 1.0 AC

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