



Pell City Square
TJ-MAXX **ULTA**
five BELOW DRESS FOR LESS
OLD NAVY **HOBBY LOBBY**
PETSMART

OUTBACK STEAKHOUSE
PELL CITY BOARD OF EDUCATION

MGSWEENEY
CHRYSLER | DODGE | JEEP | RAM

The St Clair TAVERN
- The St Clair
Starbucks
Jersey Mike's Subs

PELL CITY PEDIATRICS
Children's of Alabama

SITE
5.2 AC

FOR SALE

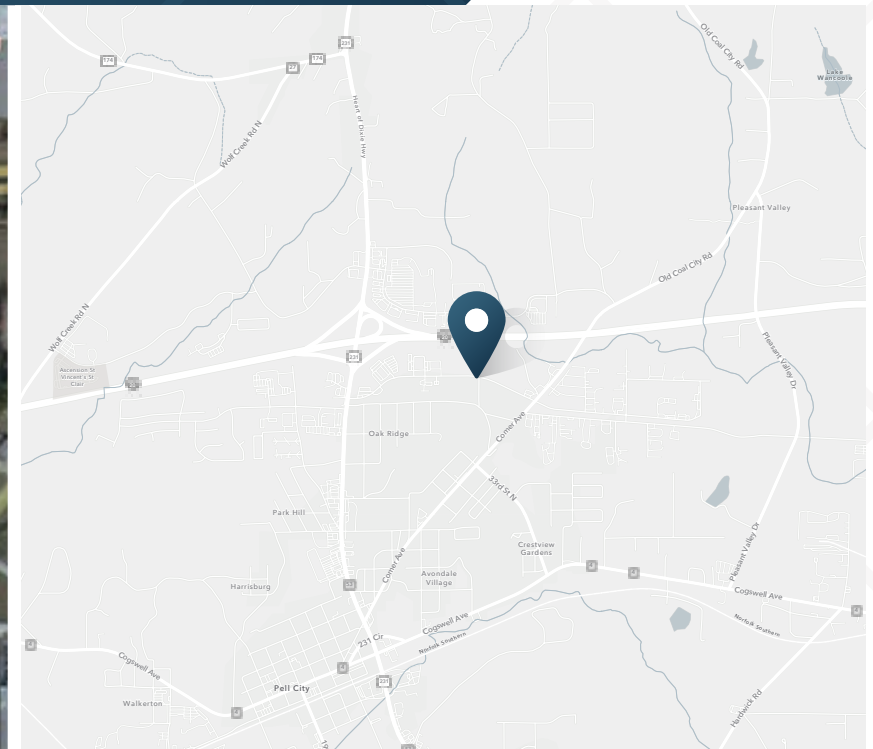
Up to 5.2 AC Land Opportunity

SWC Dr John Haynes Drive & Bunt Drive | Pell City, AL



Up to 5.2 AC Land Opportunity

SWC Dr John Haynes Drive & Bunt Drive | Pell City, AL



FOR SALE

Up to 5.2 AC
Available

ABOUT THE PROPERTY

- Up to 5.2 AC opportunity - can be divided into five ±1 AC parcels
- Located in Pell City, AL, just off I-20 in the vital Atlanta-Birmingham corridor
- Across from new Pell City Square shopping center
- Pell City is considered the "Gateway to Logan Martin Lake," a 17,000 AC reservoir located on the Coosa River with 275 miles of shoreline bordering St. Clair and Talladega counties
- Nearby Honda Manufacturing of Alabama plant (4,500+ employees) - Honda's largest light truck manufacturer in the world.

TRAFFIC COUNTS

I-20, E of Site	52,639 VPD
I-20, W of Site	53,928 VPD
Martin Street, SW of Site	21,341 VPD
Martin Street North, NW of Site	11,678 VPD
Year: 2022 Source: ALDOT	

CONTACT

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NEARBY RETAIL INCLUDES





231

52,639 AADT '22

20

20

Pell City Square
HOBBY ROBBY ROSS
OLD NAVY ULTA TJ-MAXX



SITE
5.2 AC

231

21,341 AADT '22

4,707 AADT '22

bealls

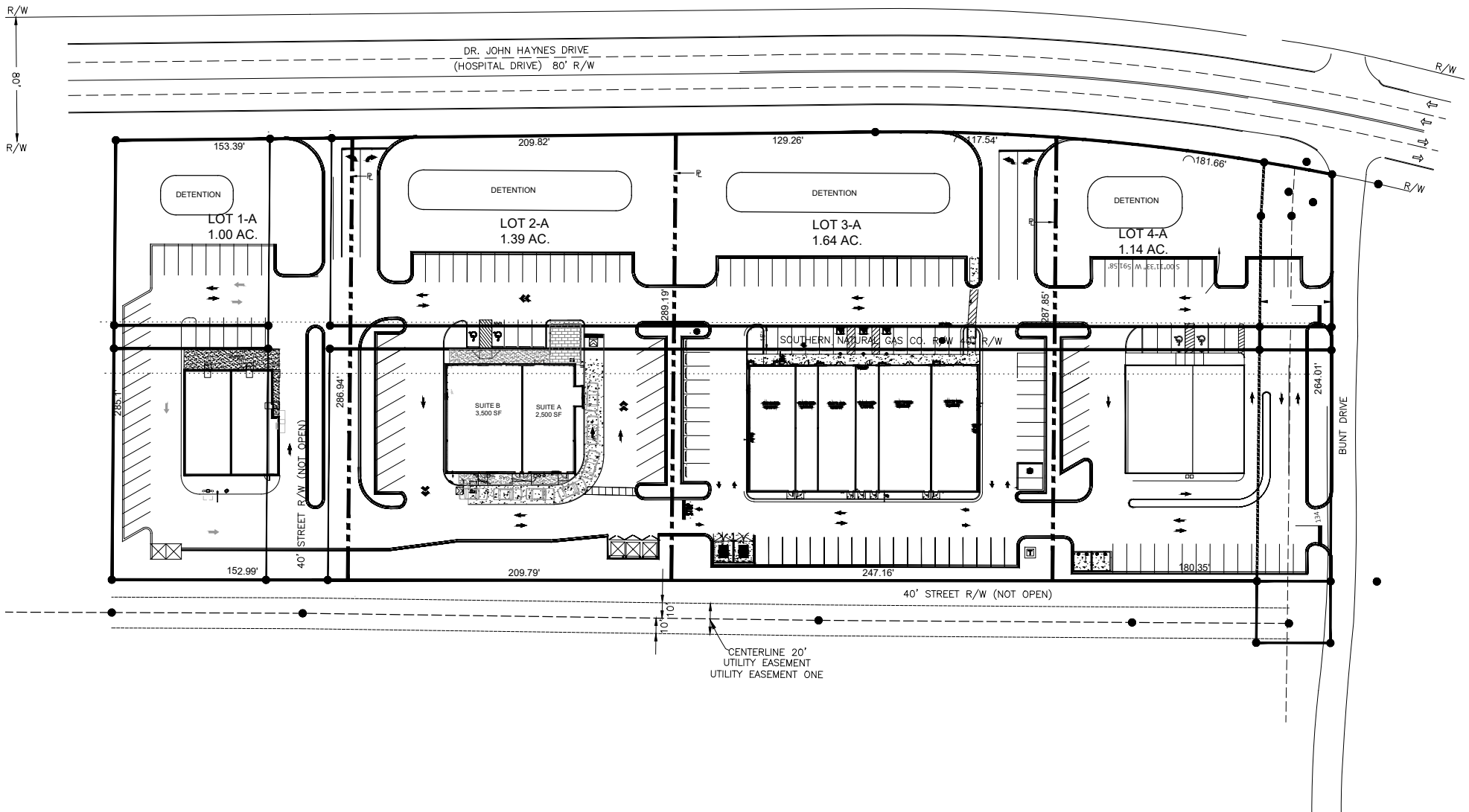
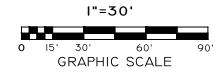
CVS

231



Up to 5.2 AC Land Opportunity

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Up to 5.2 AC Land Opportunity

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DEMOGRAPHIC HIGHLIGHTS

5 MILES

18,213 Population	19,297 Total Daytime Population	\$76,017 Average Household Income	7,224 Total Households
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7 MILES

27,477 Population	25,262 Total Daytime Population	\$81,063 Average Household Income	10,898 Total Households
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10 MILES

44,684 Population	42,566 Total Daytime Population	\$82,537 Average Household Income	17,721 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

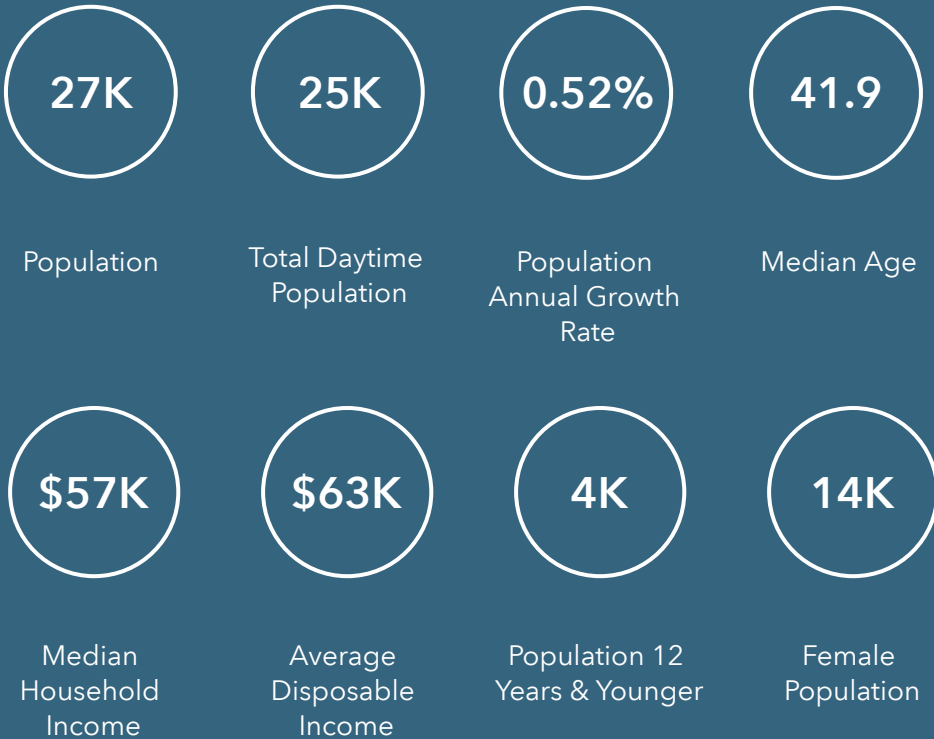


TARGET MARKET SUMMARY

Land Listing: Pell City, AL

Ring of 7 miles

KEY FACTS



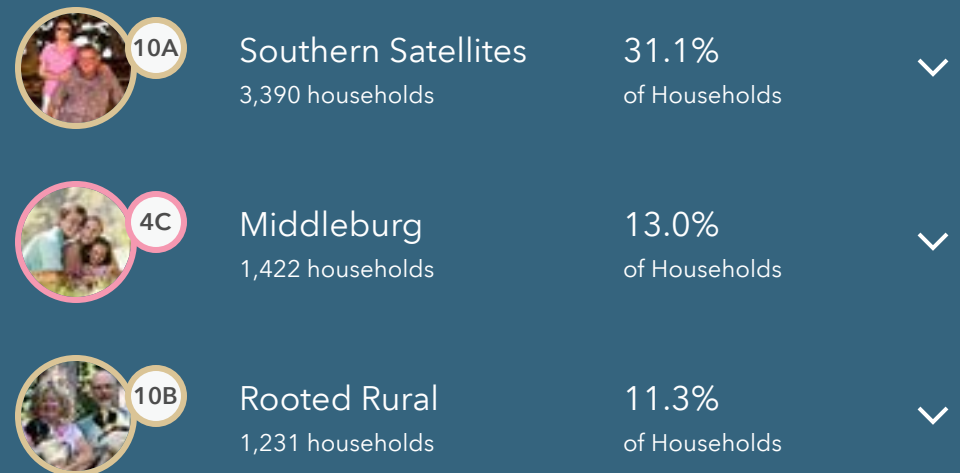
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2023, 2028.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments

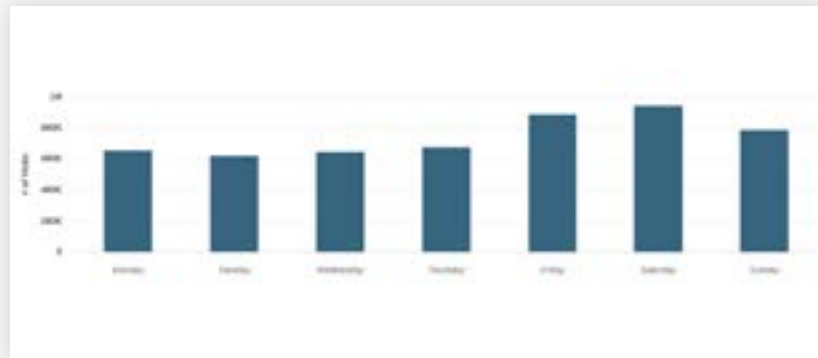


MOBILE DATA & FOOT TRAFFIC INSIGHTS

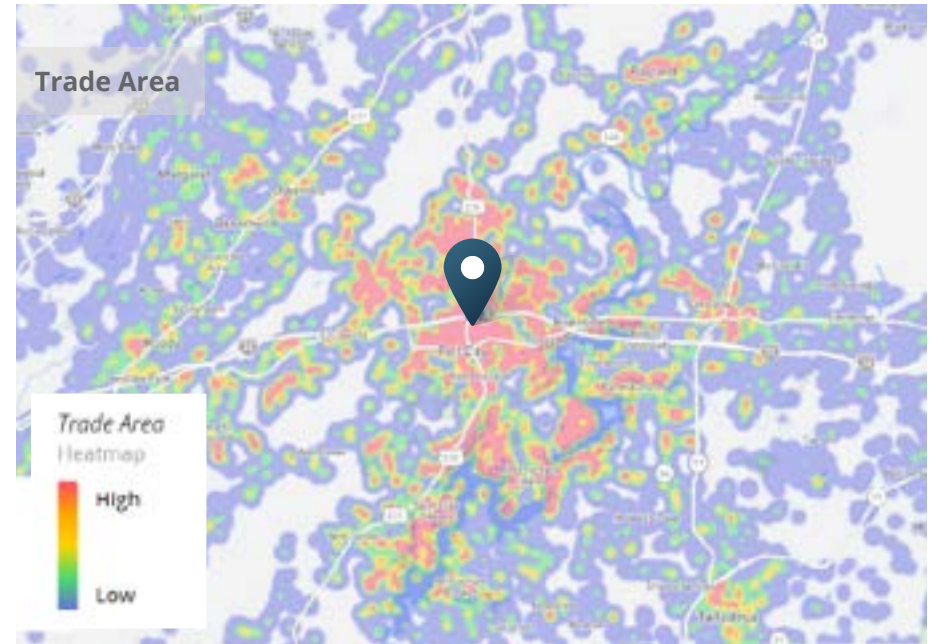
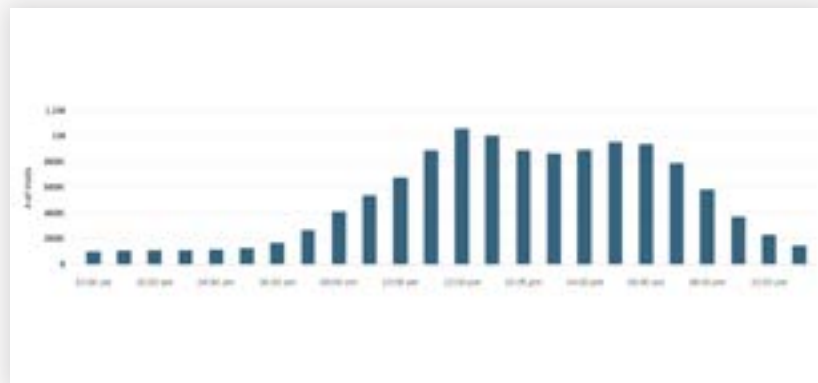
Estimated Annual Visits 10/01/2022 - 09/30/2023

Estimated # of Visitors	Estimated # of Visits	Estimated Visit Frequency
616.3K	5.2M	8.46

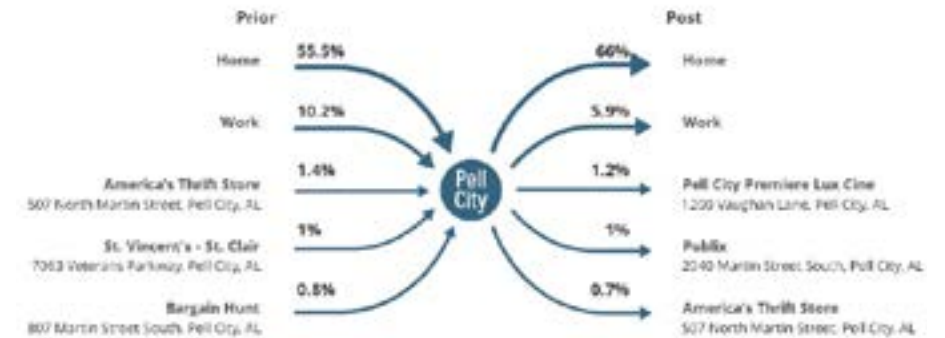
Daily Visits



Hourly Visits



Visitor Journey



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