

SINGLE TENANT RESTAURANT FOR LEASE

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



2,584 +/- SF Building on .94 Acres ♦ 50 Parking Spaces
Lease Price: \$10,000 per month NNN

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY PHOTO

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY DETAILS

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ **Rare Opportunity. Excellent Condition.**
- ♦ **2,582 sf building on .94 Acres. Built 2009.**
- ♦ **First QSR off Interstate 65 Exit 246.**
- ♦ **Nearby Traffic Counts exceed 170,000 CPD.**
- ♦ **Includes walk in cooler, freezer, hood and grease trap.**
- ♦ **High growth area surrounded by business & attractions.**
- ♦ **Premier Access & Visibility from I-65 & Highway 119.**
- ♦ **Pole Signage and Drive-Thru Infrastructure in place.**
- ♦ **Fronts four-lane intersection with traffic light.**
- ♦ **Access from Highway 119 and Cahaba Valley Parkway.**
- ♦ **Highly desirable business and residential area.**
- ♦ **Nearby Oak Mountain Amphitheater, the largest outdoor music venue in Alabama, drawing thousands of guests to dozens of annual events.**
- ♦ **Nearby Pelham Civic Center is home to The Birmingham Bulls, drawing thousands of fans to SPHL & NISL games.**
- ♦ **Nearby Hampton, Quality and Marriott Fairfield Inns.**
- ♦ **Oak Mountain State Park draws visitors from across the southeast to its' scenic trails & recreational event spaces.**
- ♦ **Pelham recently named Best Places to Live by Money Magazine & Niche.com.**



BIRDS EYE VIEW

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial
Real Estate Investment Real Estate

  LoopNet™  CREXi

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

AERIAL PHOTO

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

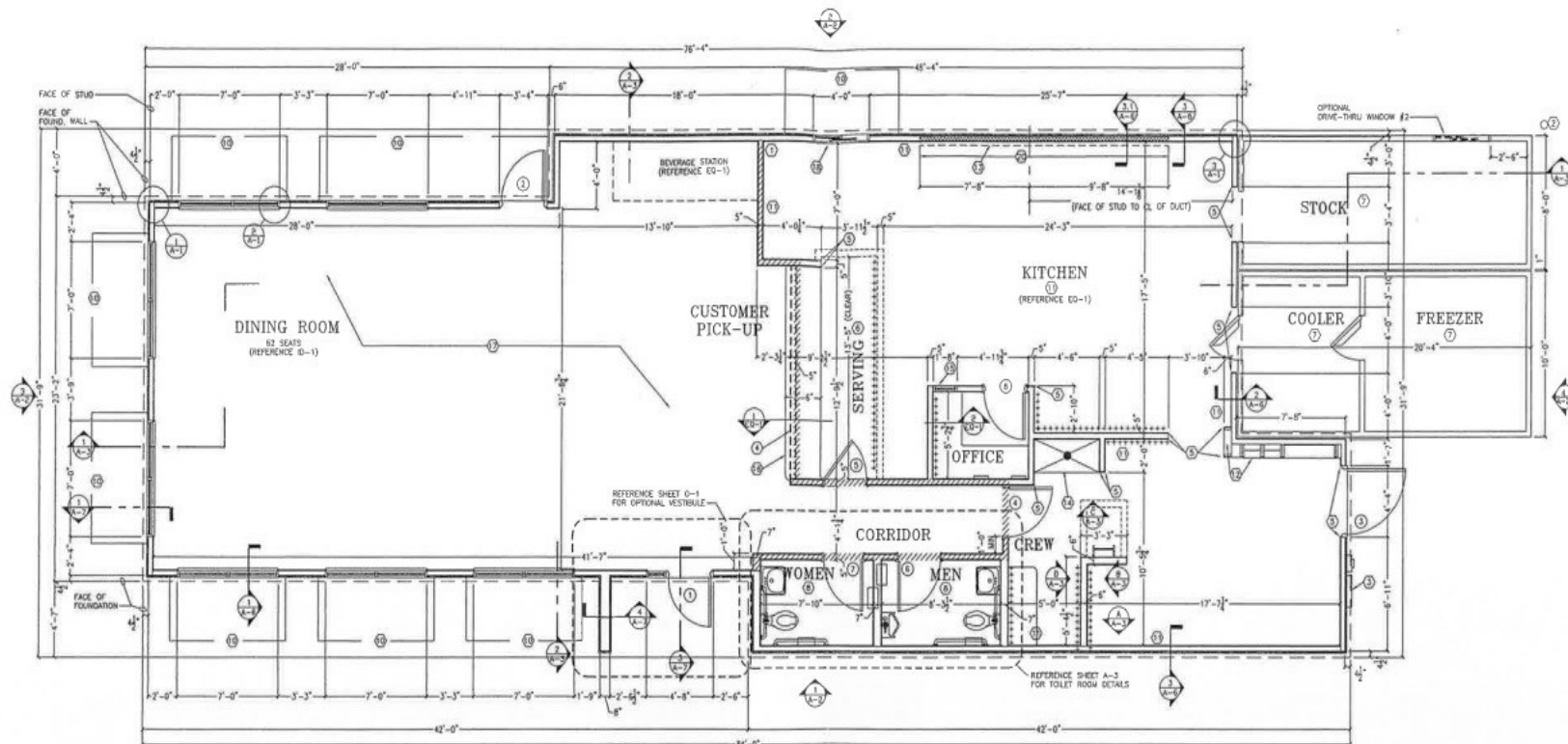
MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

FLOOR PLAN

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING AREA = 2,223 SQ.FT.
 W.L.B. AREA = 368 SQ.FT.

GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD. INTERIOR DIMENSIONS ARE TO FINISH.
- B. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW.
- C. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- D. FIRE EXTINGUISHERS SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- E. ELEVATION OF DRIVE-BYROUGH LANE 2" (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRIVE-BYROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PROHIBITED.

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

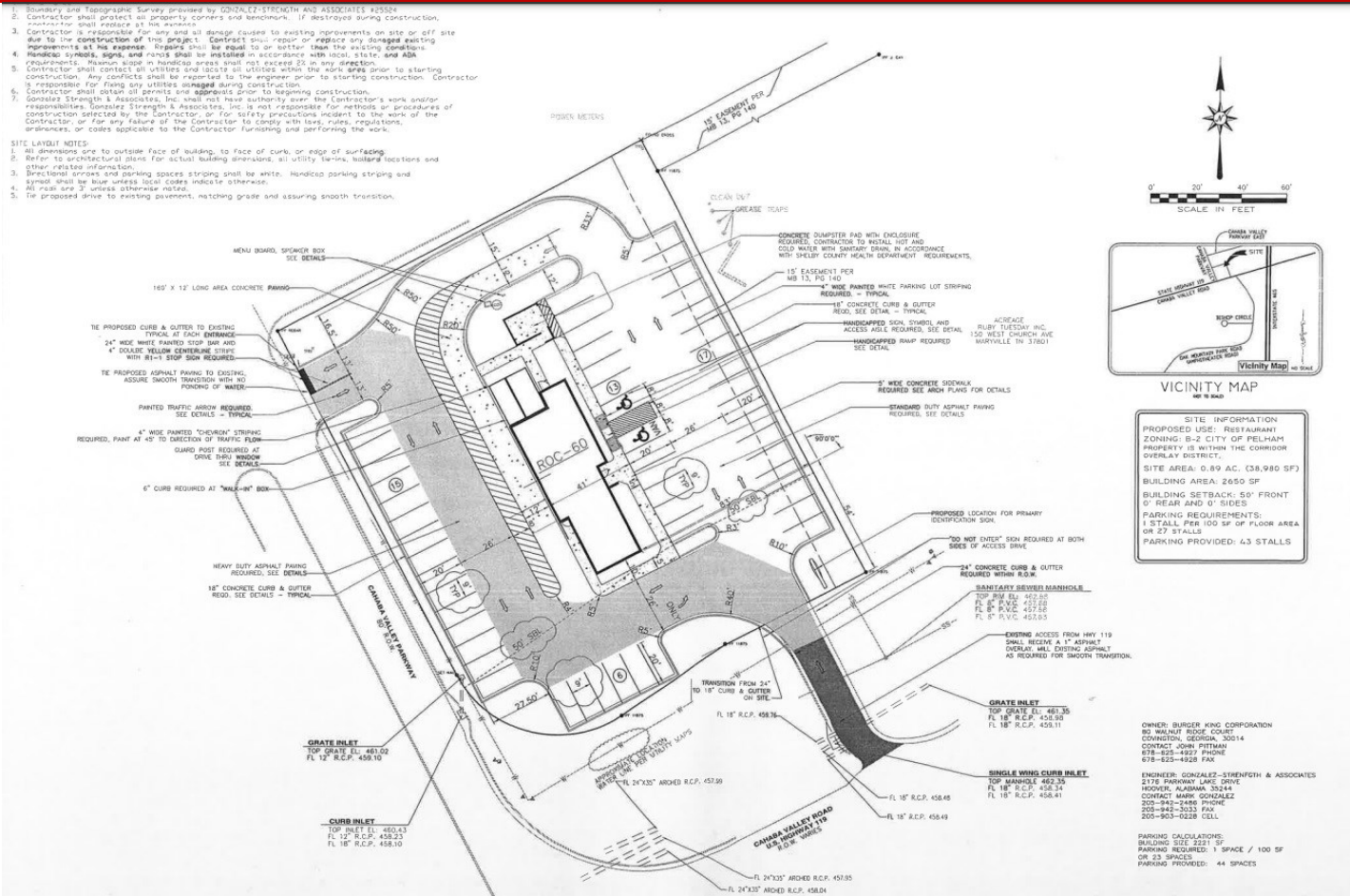
MARK DINAN
 Commercial & Investment Real Estate

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

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

SITE PLAN

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
 Commercial & Investment Real Estate

MEMBER: Experts in Commercial Investment Real Estate

COMMERCIAL REAL ESTATE
 REALTOR

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

AERIAL MAP

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



LOCATION MAP

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County

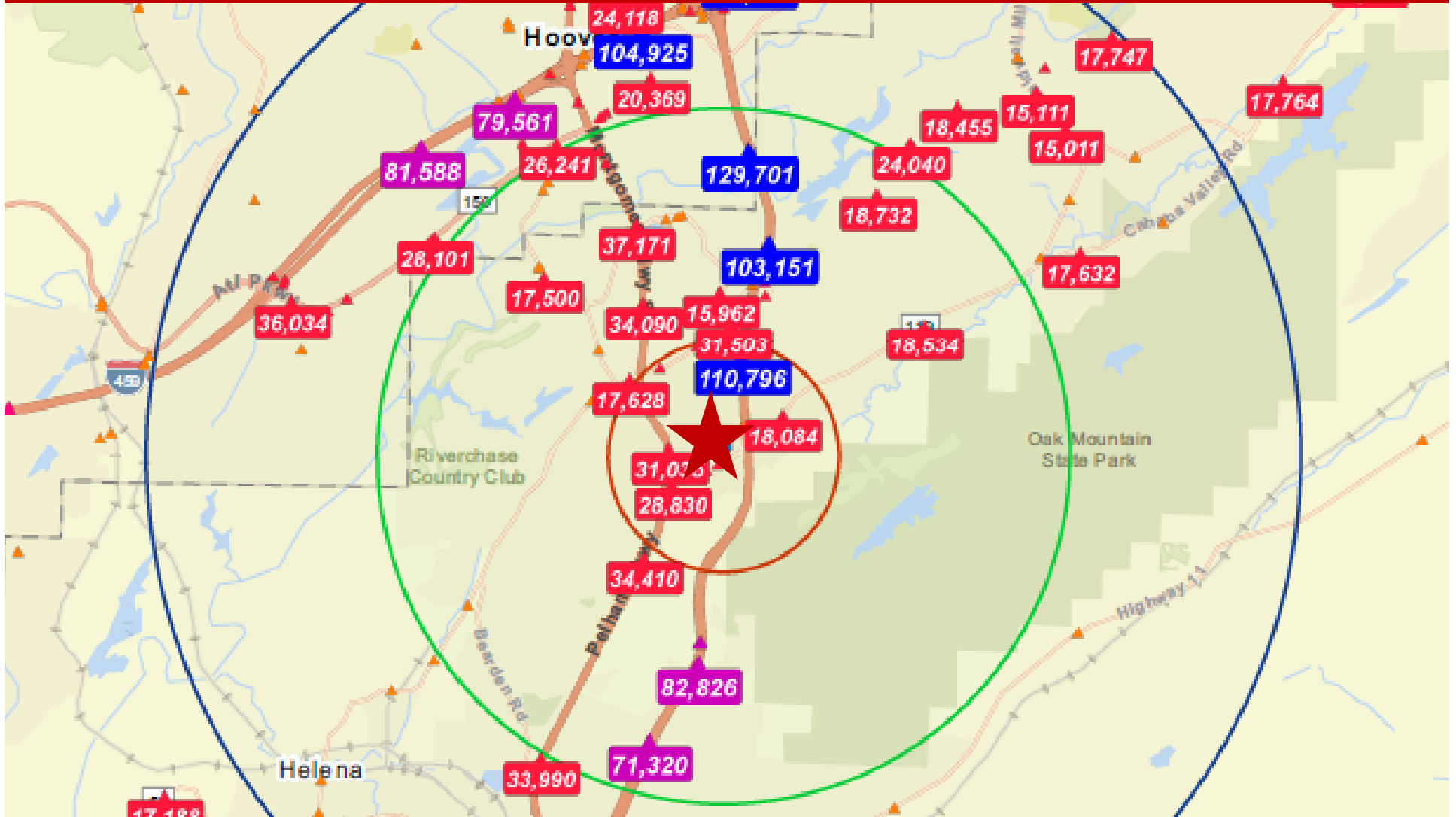


Directions:

- ♦ Take I-65 to Exit 246. Go South on Hwy 119. The location will be on the right.

TRAFFIC COUNTS

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County



DEMOGRAPHICS

613 Cahaba Valley Road ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

613 Cahaba Valley Rd, Pelham, Alabama, 35124

Ring of 5 miles

KEY FACTS

86,787

Population



35,575

Households

38.9

Median Age

\$73,640

Median Disposable Income

EDUCATION

3.4%

No High School Diploma



16.1%

High School Graduate



24.3%

Some College/ Associate's Degree



56.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$91,639

Median Household Income



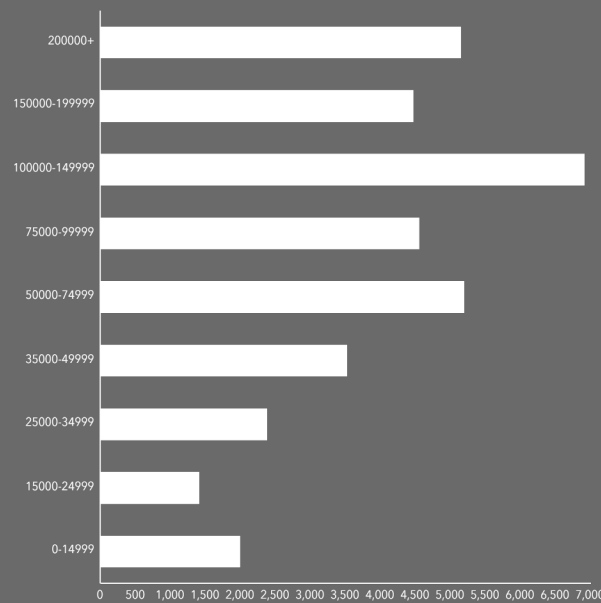
\$50,545

Per Capita Income

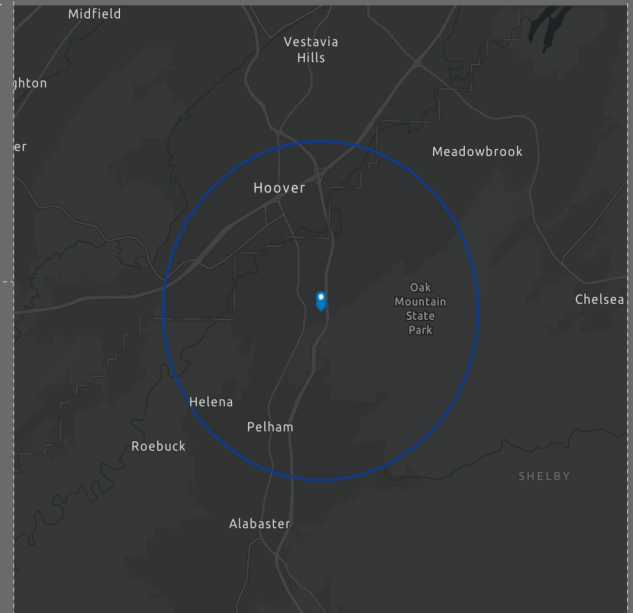


\$292,624

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73.4%



Blue Collar

14.8%



Services

13.3%

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri