



INVESTMENT SALE

OFFICE FLEX BUILDING

2148 Pelham Pkwy #600, Pelham, AL 35124

- **±5,000 SF Commercial Office Building**
- **Annual Rent: \$70,200**
- **Cap Rate: 8%**
- **Space currently occupied/leased until Q4 2029 by Motion Medical, Inc**
- **Motion Medical, Inc.** is a Pelham, Alabama-based medical equipment provider specializing in orthopedic bracing and durable medical equipment (DME). The company partners with physicians, hospitals, and patients to provide orthopedic products, inventory management, insurance billing, and DME consulting services.
- Prime Pelham Location along Pelham Parkway
- Located in the established Indian Hills Condominium subdivision
- Minimal flood hazard designation (FEMA Zone X)
- Property in excellent condition, including TPO roof

PROPERTY OVERVIEW

- **SALE PRICE**
\$877,500
- **SIZE:**
Building: ±5,000 SF
- **LOCATION:**
Centrally located between Valleydale Rd and Hwy 119 right off Hwy 31 across from Walmart
- **YEAR BUILT:**
1998
- **HIGHLIGHTS:**
Highly efficient office layout featuring:
 - Drive-Up parking
 - Spacious lobby
 - Break room
 - Conference room
 - Conditioned storage area
 - Private offices

EXCELLENT
VALUE

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HIGHLY ACTIVE BUSINESS / RETAIL CORRIDOR IN PELHAM



POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	9,838	76,412	186,086

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	4,394	32,177	81,173

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$125,901	\$112,442	\$115,443

12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	3.9M
Visitors	576.1K
Visit Frequency	6.69x
Avg Dwell Time	24 minutes
Traffic Counts	28,854 AADT on US 31

WEST HARRIS
wharris@harristynes.com | 205.458.8127

For More Information: [HarrisTynes.com](https://harristynes.com)
2 North 20th St, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



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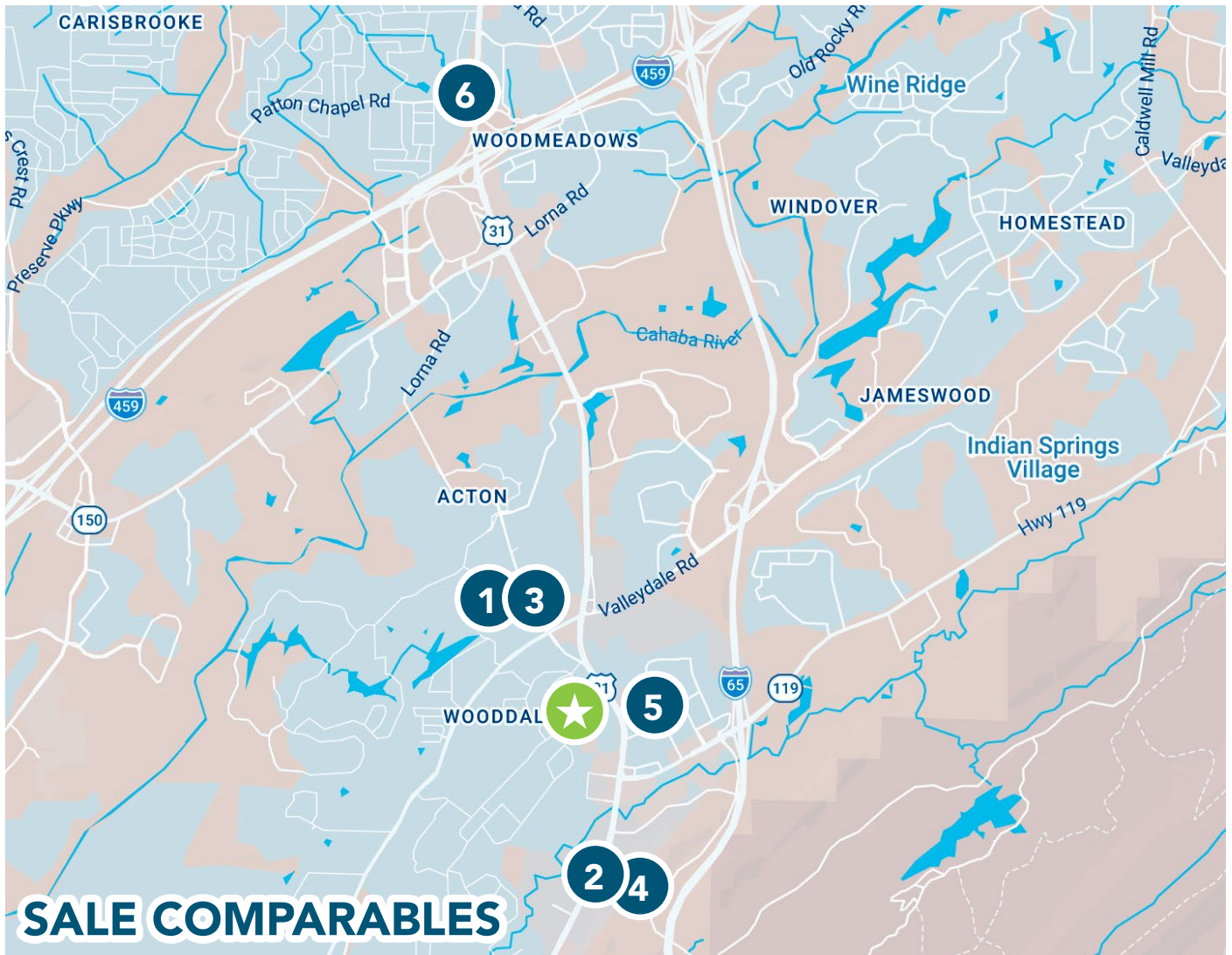
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	BUILDING	BUYER	ADDRESS	YEAR BUILT	SF	TAX ID NUMBER	CONSTRUCTION	SALE DATE	SALES PRICE	PSF
1	112 Owens Parkway	WPH, LLC	112 Owens Parkway, Hoover, AL 35244	1997	5,000	11-7-25-4-001-022.025	Metal Corrugated	12/15/2025	\$1,278,300	\$255.66
2	2491 Pelham Parkway	Clarity Investments, LLC	2491 Pelham Parkway, Pelham, AL 35124	1994	5,698	14-3-06-2-001-011.000	Masonry	4/1/25	\$1,250,000	\$219.38
3	109 Owens Parkway	WPH, LLC	109 Owens Parkway, Hoover, AL 35244	1997	4,500	11-7-25-4-001-022.026	Metal Corrugated	12/15/25	\$1,278,300	\$284.07
4	2491 Pelham Parkway	Clarity Investments, LLC	2491 Pelham Parkway, Pelham, AL 35124	1994	5,698	14-3-06-2-001-011-000	Masonry	4/1/25	\$1,250,000	\$219.38
5	193 Cahaba Valley Parkway	Momac Properties, LLC	193 Cahaba Valley Parkway, Pelham, AL 35124	1993	5,280	10-9-31-2-001-001-010	Masonry	11/5/25	\$1,050,000	\$198.86
6	1945 Patton Chapel Road	Trinitys LLC	1945 Patton Chapel Road	1945	4,443	39-00-12-3-003-019.001	Wood Frame	11/17/25	1,200,000	\$270.09

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