

RETAIL SPACE FOR LEASE

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County



SUITE B: 1,700 sf • PRICE: \$2,750 / month

Mark Dinan, MBA, CCIM

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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 guaranteed.

LOCATION DETAILS

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ◆ 1,700 sf.
- ◆ Front and rear door.
- ◆ Fronts 4-lane Divided Highway.
- ◆ Median Cut and 4 way Traffic Light.
- ◆ Abundant Parking.
- ◆ High Growth Area.
- ◆ Convenient to Interstate 65, via exits 246 or 242
- ◆ Marquee signage on Pelham Parkway.
- ◆ Façade Signage.
- ◆ Excellent Parking .
- ◆ Zoned B-2 City of Pelham.
- ◆ Traffic Count: 33,990 cars / day



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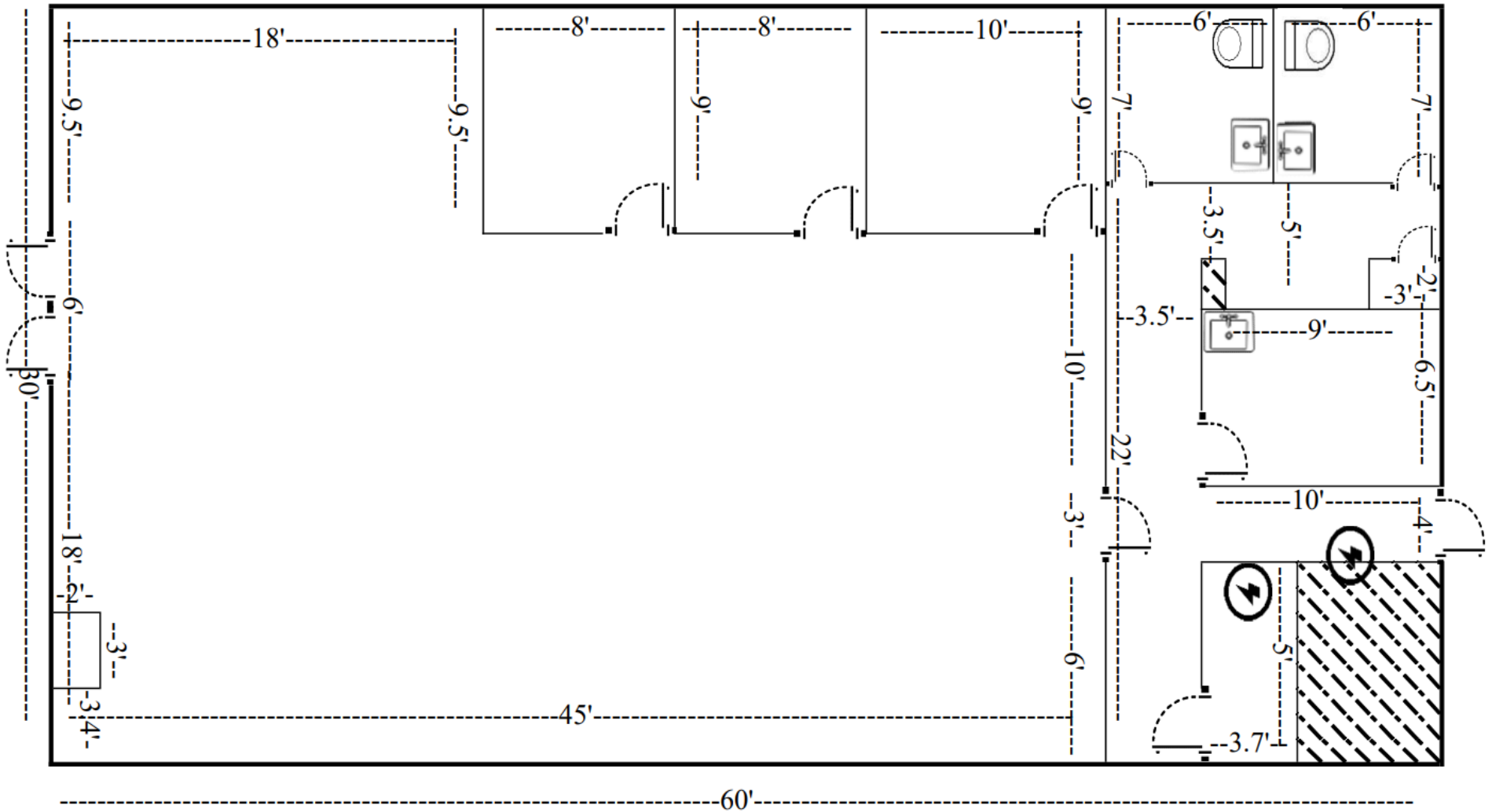


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FLOOR PLAN

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County



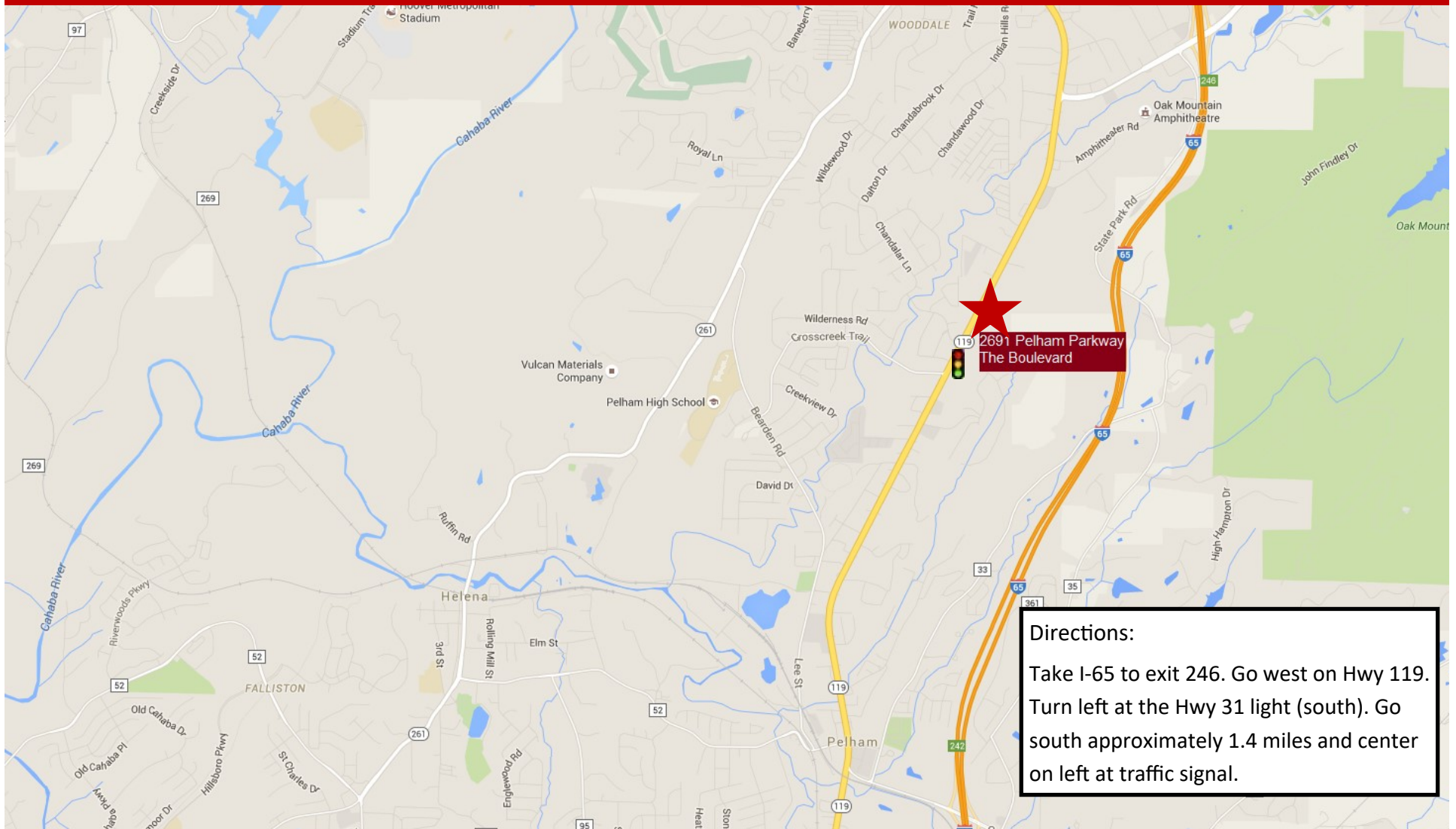
BIRDS EYE VIEW

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County



LOCATION MAP

2691 Pelham Parkway, Suite E ♦ Pelham, AL ♦ 35124 ♦ Shelby County

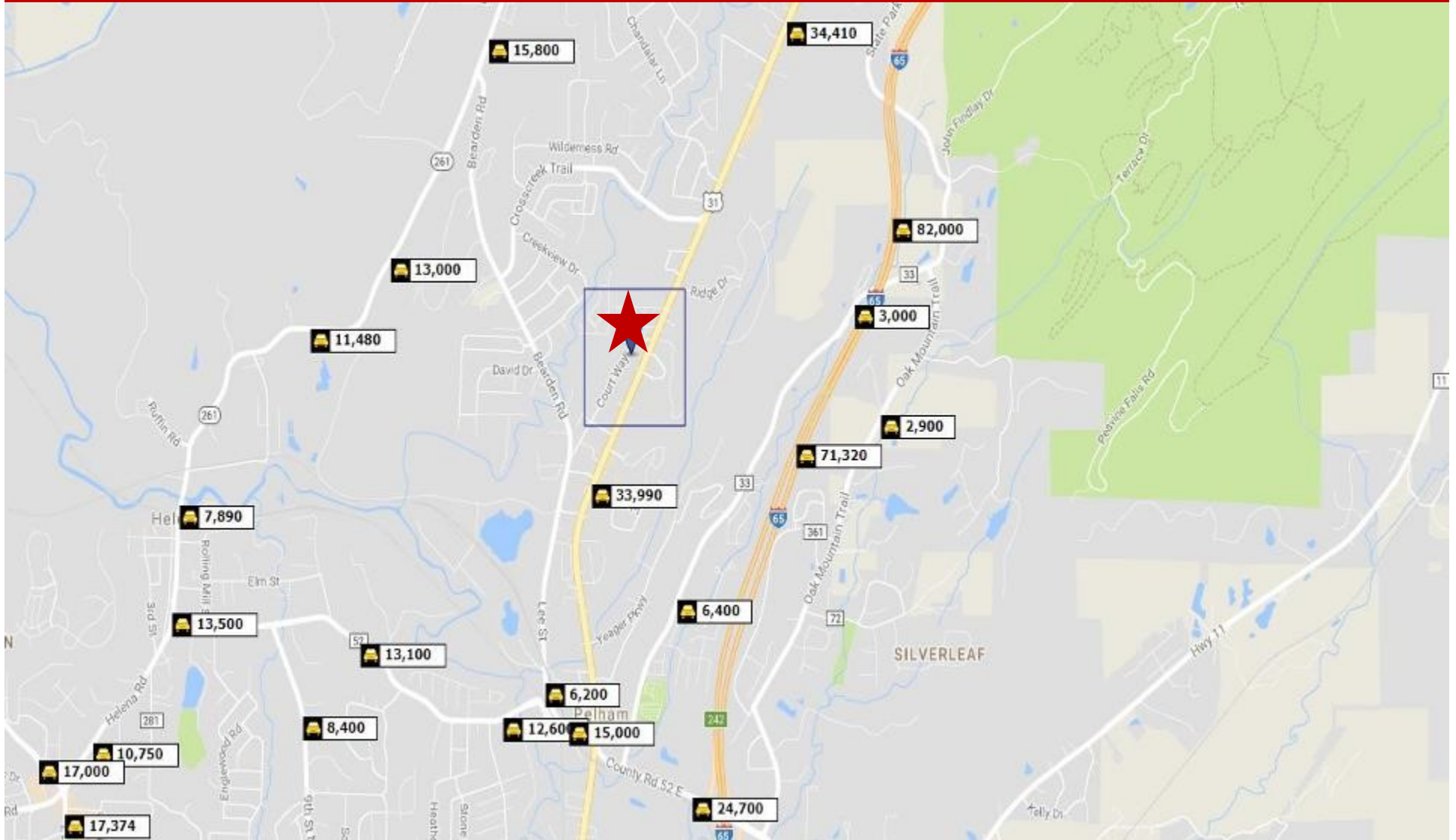


Directions:

Take I-65 to exit 246. Go west on Hwy 119. Turn left at the Hwy 31 light (south). Go south approximately 1.4 miles and center on left at traffic signal.

TRAFFIC COUNTS

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County



DEMOGRAPHICS

2691 Pelham Parkway, Suite B ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

Cakes Las Comadres
Ring of 5 miles

KEY FACTS

91,932

Population



36,269

Households

38.5

Median Age

\$78,233

Median Disposable Income

EDUCATION

3.5%

No High School Diploma



18.1%

High School Graduate



24.3%

Some College/
Associate's Degree



54.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$98,691

Median Household Income



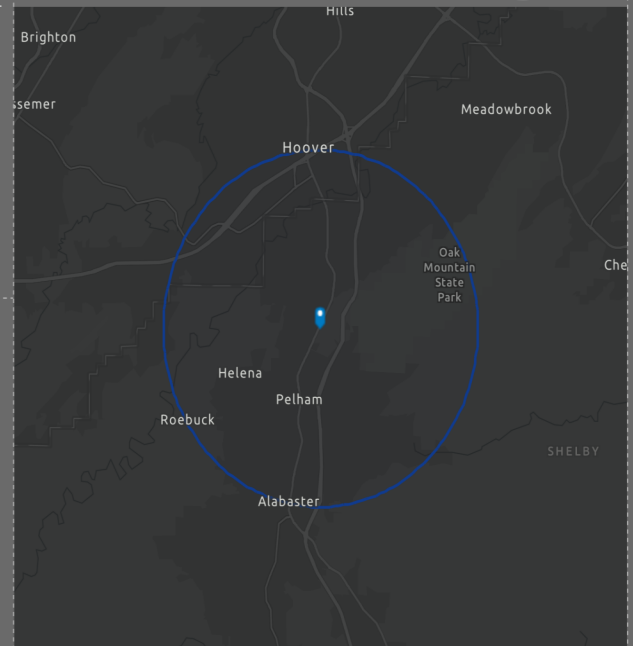
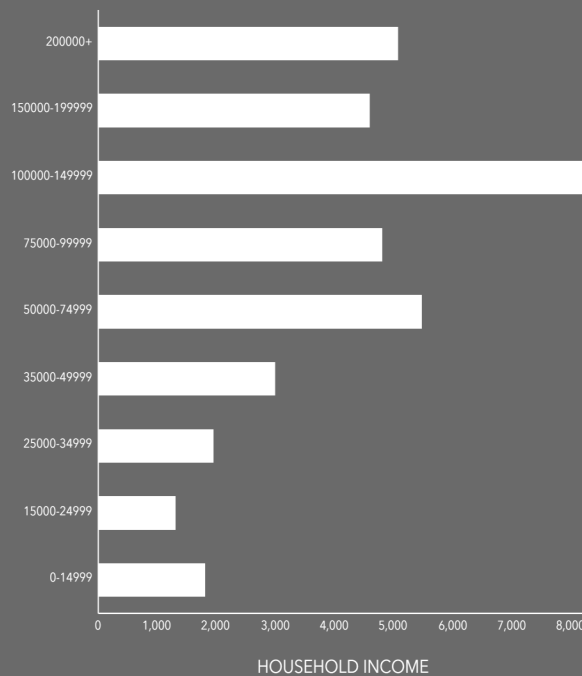
\$49,210

Per Capita Income



\$335,809

Median Net Worth



EMPLOYMENT



73.0%

White Collar



15.5%

Blue Collar



12.6%

Services

2.6%

Unemployment Rate