



PELHAM PARKWAY | HWY 31

Walgreens

FOR SUBLEASE: EXCESS PARCEL ONLY

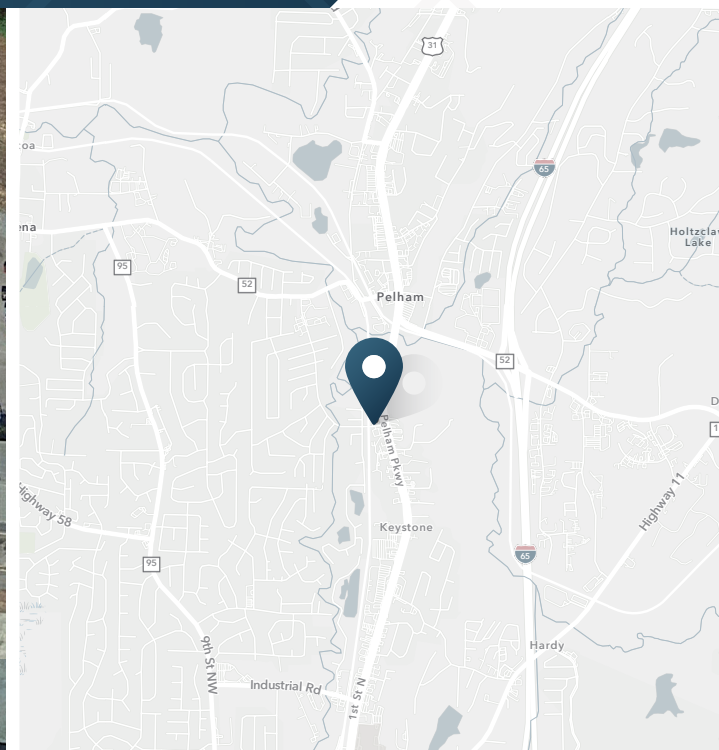
Excess Walgreens Parcel: Pelham, AL

3340 Pelham Parkway | Pelham, AL



Excess Walgreens Parcel: Pelham, AL

3340 Pelham Parkway | Pelham, AL 35124



0.62 Acres

Available

\$45,000

GROUND LEASE RATE/YEAR

All offers are subject to approval by Walgreens Real Estate Committee.

DESCRIPTION

- 0.62 Acres located next to Walgreens available for Sublease.
- Located on Pelham Parkway/US Highway 31 in Pelham, AL.
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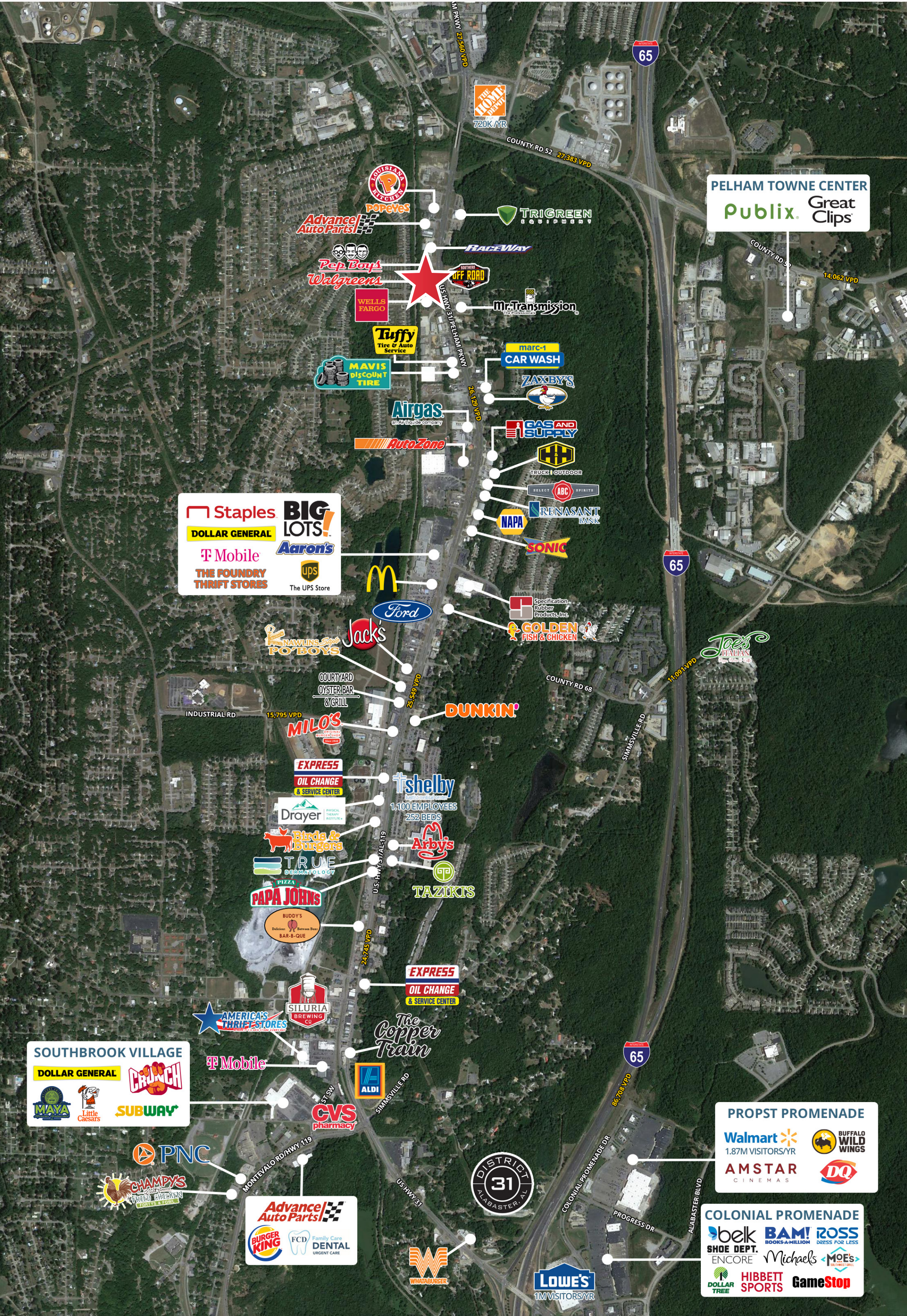
NEARBY RETAILERS



TRAFFIC COUNTS

Pelham Parkway/US Highway 31, N of Site	27,560 VPD
County Road 52, NE of Site	27,383 VPD
Pelham Parkway/US Highway 31, S of Site	26,129 VPD
I-65, NE of Site	96,367 VPD
I-65, SE of Site	86,708 VPD

Year: 2023 | Source: ALDOT



PELHAM TOWNE CENTER
Publix Great Clips

THE HOME DEPOT
720K VYR

COUNTY RD 52 27,383 VPD

POPEYES
Advance Auto Parts

TRIGREEN
EQUIPMENT

Walgreens
Pop-Boys

OFF ROAD
SOUTHERN

WELLS FARGO

Mr. Transmission
The Professionals

Tuffy
Tire & Auto Service

marc-1
CAR WASH

MAVIS
DISCOUNT TIRE

ZAXBY'S

Airgas
an Air Liquide company

GAS AND SUPPLY

AutoZone

TRUCK | OUTDOOR

RENASANT BANK

NAPA

SONIC

Staples
DOLLAR GENERAL
T Mobile
THE FOUNDRY THRIFT STORES

BIG LOTS!
Aaron's

ups
The UPS Store

McDonald's

Ford

Specification
Rubbing Products, Inc.

GOLDEN
FISH & CHICKEN

POBOYS
KAWLINS

Jack's

Joe's
MEXICAN

COURTYARD
OYSTER BAR & GRILL

DUNKIN'

MILO'S

EXPRESS
OIL CHANGE & SERVICE CENTER

tshelby
1,100 EMPLOYEES
252 BEDS

Drayer
PHYSICAL THERAPY
REHABILITATION

Birds & Burgers

Arbys

TRUE
DERMATOLOGY

TAZIKI'S

PAPA JOHN'S

BUDDY'S
BAR-B-QUE

EXPRESS
OIL CHANGE & SERVICE CENTER

AMERICA'S
THRIFT STORES

SILURIA
BREWING CO.

The Copper Train

T Mobile

ALDI

CVS
pharmacy

SOUTHBROOK VILLAGE
DOLLAR GENERAL
CRUNCH
MAYA
Little Caesars
SUBWAY

PNC

CHAMPY'S
FRODO CHICKEN
BURTERS & FOWLS

Advance Auto Parts

BURGER KING

FCD Family Care
DENTAL URGENT CARE

WHATABURGER

DISTRICT 31
ALABASTER, AL

LOWE'S
1M VISITORS/YR

PROPST PROMENADE
Walmart
1.87M VISITORS/YR
AMSTAR
CINEMAS
BUFFALO WILD WINGS
DQ

COLONIAL PROMENADE
belk
BAM! BOOKS-A-MILLION
ROSS
DRESS FOR LESS
SHOE DEPT. ENCORE
Michael's
MOE'S
HIBBETT SPORTS
GameStop

3340 Pelham Parkway

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

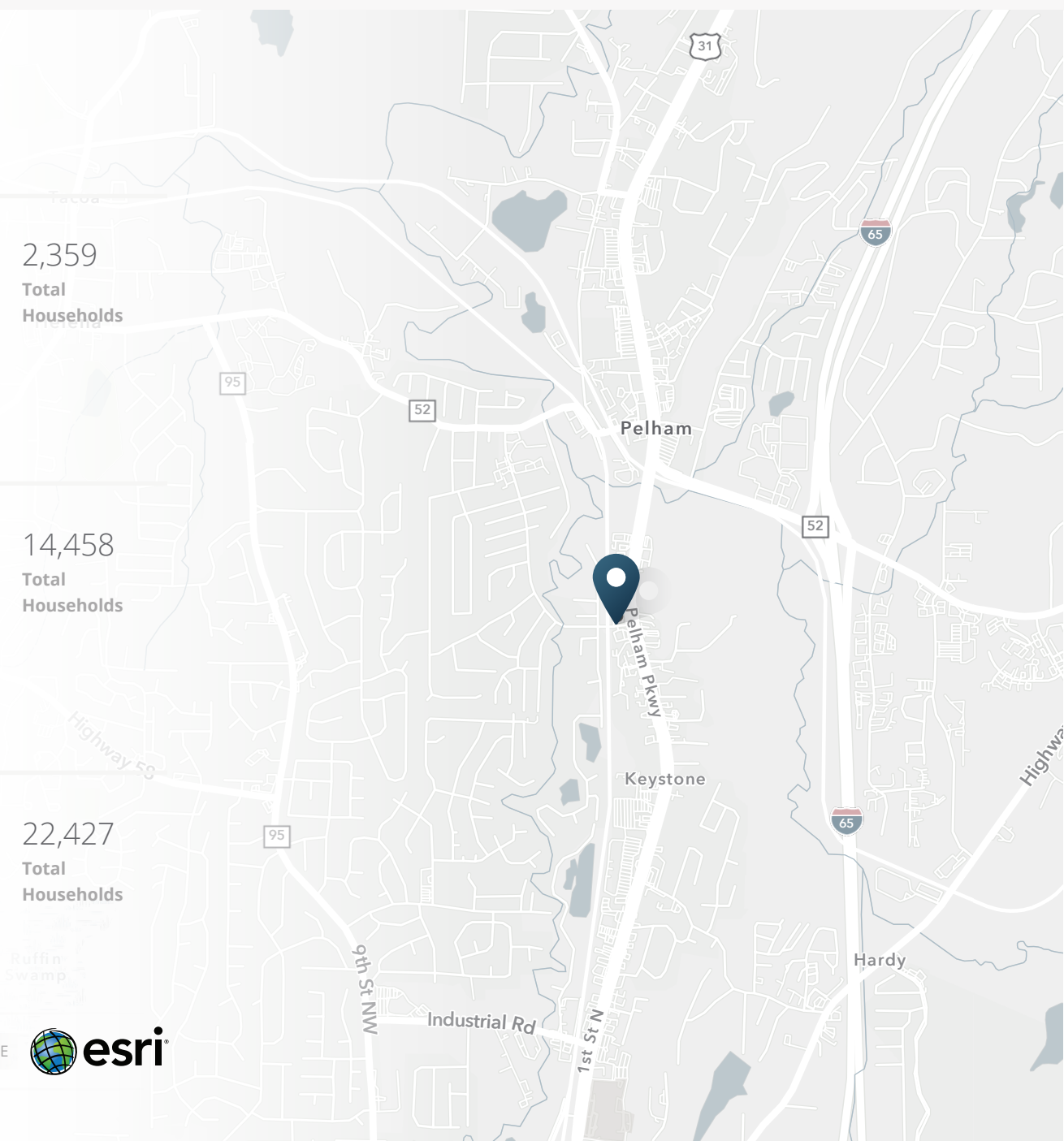
6,226 Population	6,508 Total Daytime Population	\$108,784 Average Household Income	2,359 Total Households
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3 MILES

38,602 Population	37,507 Total Daytime Population	\$113,318 Average Household Income	14,458 Total Households
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5 MILES

73,578 Population	70,681 Total Daytime Population	\$121,827 Average Household Income	22,427 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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