

# COMMERCIAL PROPERTY FOR LEASE

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



**BUILDING SIZE: 1,352 sf • LAND SIZE: .26 Acres • STARTING RENT: \$2,500 per month**

**Mark Dinan, MBA, CCIM**

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

**MARK DINAN**  
Commercial & Investment Real Estate



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



# PROPERTY DETAILS

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Outstanding opportunity on the Medical Mile.
- ♦ 1,352 sf fully updated Office & Retail Building.
- ♦ Excellent Condition.
- ♦ Owner will improve.
- ♦ Features new LVT flooring, paint and fixtures.
- ♦ Can be divided into two smaller private suites or one.
- ♦ Excellent access via I-65 and Highway 31 with median cut.
- ♦ Drive through potential with full access around the building.
- ♦ Zoned Medical Mile Overlay District, City of Alabaster
- ♦ Nearby Shelby Medical Center and other activity generators.
- ♦ Property Taxes: \$2,776 per year.
- ♦ Many permitted uses. Ideal for counselors, therapists, professionals.
- ♦ Lease Price: \$2,750 per month or \$1,300 for A. \$1,700 for B.
- ♦ Price includes property taxes and property insurance.
- ♦ Available Now.
- ♦ For showing or details, contact Mark Dinan



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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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# AERIAL GIS PLAT MAP

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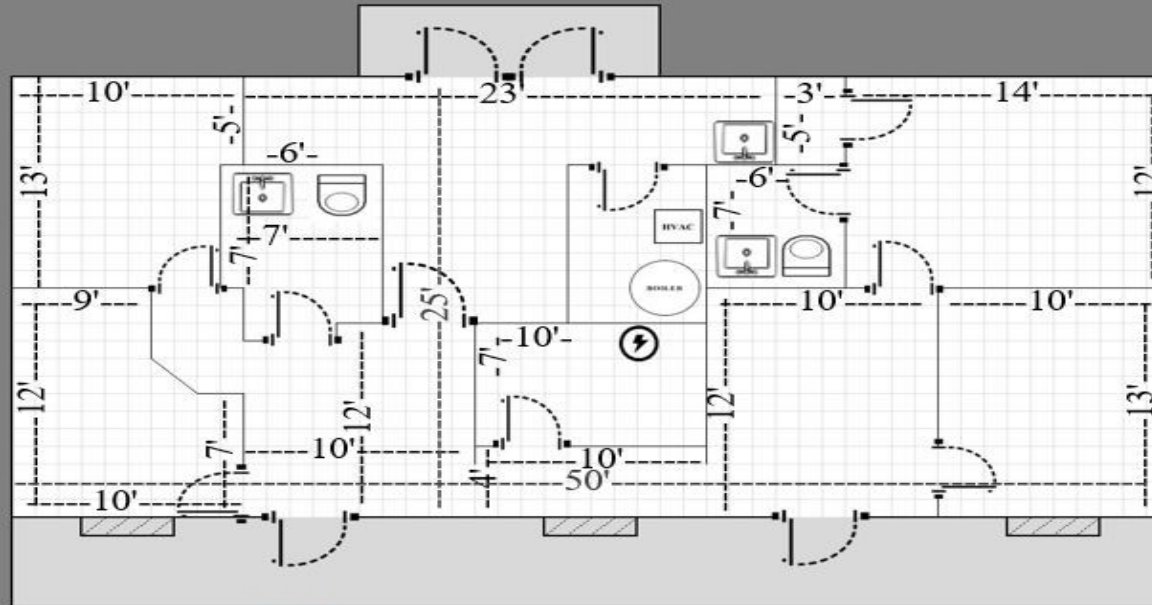
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# FLOOR PLAN

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## Floor Plan

1334 1st St N  
Alabaster, AL 35007

1,352± SF ♦ .26± AC  
Retail / Office Space  
For Lease

- ♦ 11 Parking Spaces (2 ADA)
- ♦ 2 Entrances
- ♦ 2 Bathrooms (1 Incl. Shower)
- ♦ 5 Offices
- ♦ Can be separated into 2 units
- ♦ Premier Access and Visibility

## LEGEND

Door



Sink



Toilet



Electrical



1 Foot +/-



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(205) 243-3434 ♦ (205) 980-3434

Highway 31 / Highway 119



# AERIAL PHOTOS

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# LOCATION MAP

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



♦ Take Exit 242 from I-65 to County Road 52 E. continue for half a mile. Turn left on US-31 S/ Pelham Parkway, continue for 1.6 miles. The property will be on the left.

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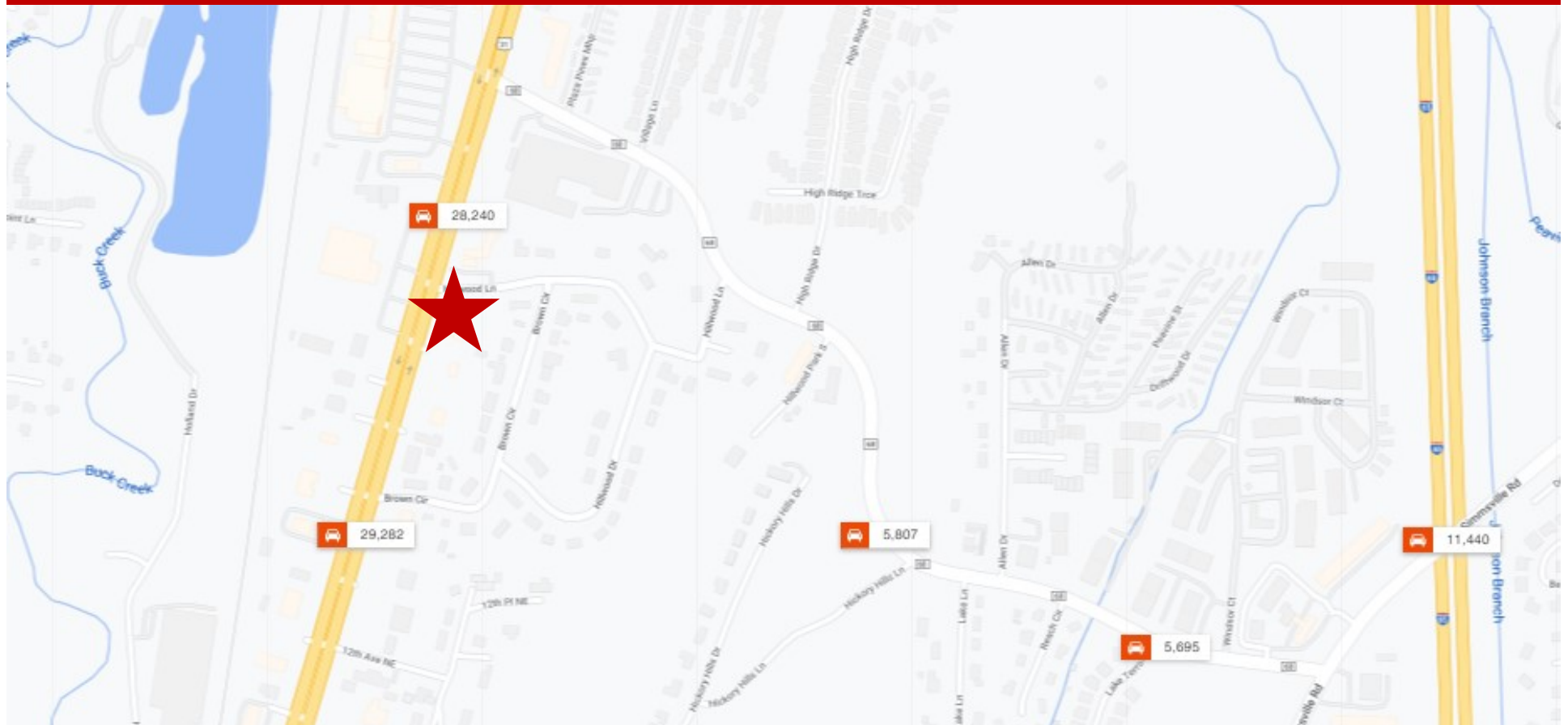


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# TRAFFIC COUNTS

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# DEMOGRAPHICS

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

1334 1st St N, Alabaster, Alabama, 35007

Ring of 5 miles

### KEY FACTS

70,908

Population



26,163

Households

38.7

Median Age

\$71,732

Median Disposable Income

### EDUCATION

4.3%

No High School Diploma



22.4%

High School Graduate



27.2%

Some College/  
Associate's  
Degree



46.2%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$88,960

Median Household  
Income



\$43,199

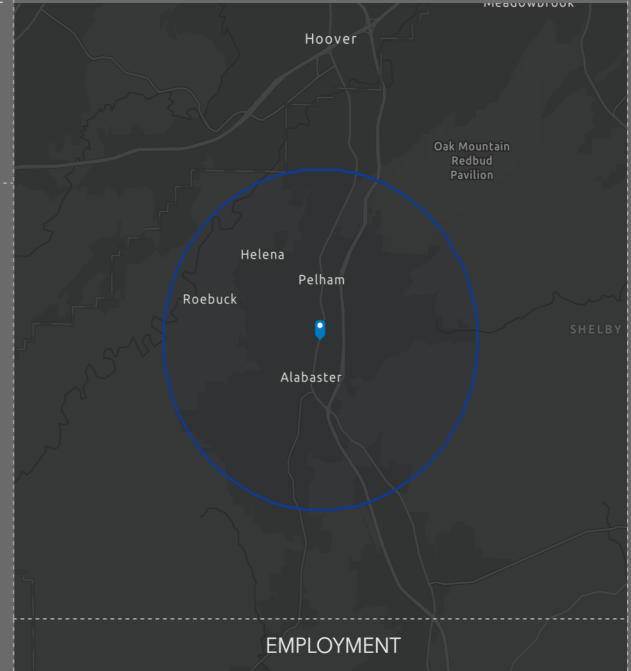
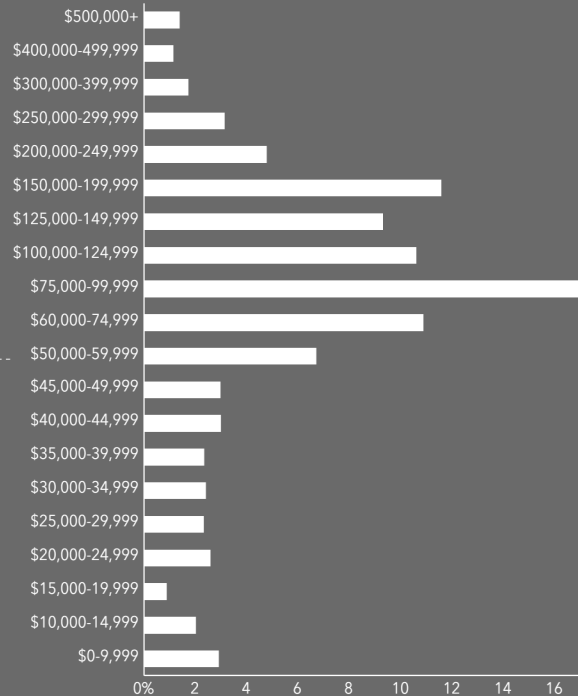
Per Capita  
Income



\$337,041

Median Net  
Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



71.9%

White Collar



16.2%

Blue Collar



12.8%

Services

2.7%

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



# PERMITTED USES

- (c) *Permitted Uses.* In addition to the requirements set forth by the zoning district of the individual parcel, within the Medical Mile Overlay District, no business license shall be issued, nor shall any building, structure, or land be used or structure shall hereafter be erected, structurally altered, or enlarged except for one or more of the permitted uses herein cited and subject to the conditions stated herein:
- (1) Federal, state, county, or city owned or operated buildings and uses.
  - (2) General and private hospitals.
  - (3) Hospital and surgical facilities.
  - (4) Medical or dental clinics.
  - (5) Physical therapy, rehabilitation, and therapy clinics.
  - (6) Nursing homes, rest homes, and convalescent homes.
  - (7) Medical educational institutions, including dormitories.
  - (8) Medical research, experimental and testing laboratories.
  - (9) General office uses and office buildings.
  - (10) Professional services (such as attorneys, accountants, engineers, architects).
  - (11) Personal care services (such as barbershops, dry cleaners, hair salons, alteration shops).
  - (12) Medical, surgical and dental supply houses.
  - (13) Apothecaries, drugstores.
  - (14) Ambulance services.
  - (15) Doctors' and nurses' quarters.
  - (16) Retail sales and consumer service establishments accessory to any permitted use, provided that such commercial use shall not occupy more than 15 percent of the total floor area of the building in which such use is located.
  - (17) Accessory structures and uses to those permitted herein.
  - (18) Artificial limb and brace, therapeutic establishments.
  - (19) Florist shops.
  - (20) Optical firms.
  - (21) Book shops.
  - (22) Gift shops, specialty shops.
  - (23) Restaurants, sandwich shops, coffee shops.
  - (24) Hotels.
  - (25) Gasoline sales/convenience stores.
  - (26) Houses of worship.
  - (27) Banks and credit unions.
- (d) *Uses allowed by special exception.*
- (1) Pop-up retail for any use listed in subsection c.
  - (2) Business office/services compliant with [section 111-90\(f\)](#).
- (e) *Uses not permitted.*
- (1) Temporary vendors (excluding mobile food trucks, pop-up retail).
  - (2) Any use not specifically enumerated in subsection (c) of this section.
  - (3) Tobacco/Vape Products/CBD Oil sales exceeding ten percent of gross sales as defined by the City of Alabaster's revenue code, and as defined by the State Code of Alabama regulation of tobacco products.