

# SHADOW ANCHOR DEVELOPMENT

# FOR LEASE

HIGHWAY 231 & INTERSTATE 20, PELL CITY, AL 35125



## LOCATION DESCRIPTION

Subject property sits at the SEC of I-85 and US Hwy 231 providing maximum frontage and visibility in the market. The proposed center shadows the recent Pell City Square with Hobby Lobby, TJX, Ross, and Ulta among others. Pell City is one of the fastest growing suburbs of the Birmingham MSA with 10% population increase since 2020. Pell City has a 20-25 mile drive time pull and is the entrance to Logan Martin Lake, the most trafficked lake of the Birmingham MSA.



## PROPERTY HIGHLIGHTS

- Market best visibility to both US Highway 231 (20,488 CPD), and Interstate 20 (56,841 CPD)
- Shadow Anchor of Pell City Square
- Multiple endcap spaces available

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	10,744	18,599	27,357
DAYTIME POPULATION	14,757	20,818	26,730
HOUSEHOLDS	4,241	7,297	10,838
AVERAGE HH INCOME	\$79,941	\$81,257	\$85,865



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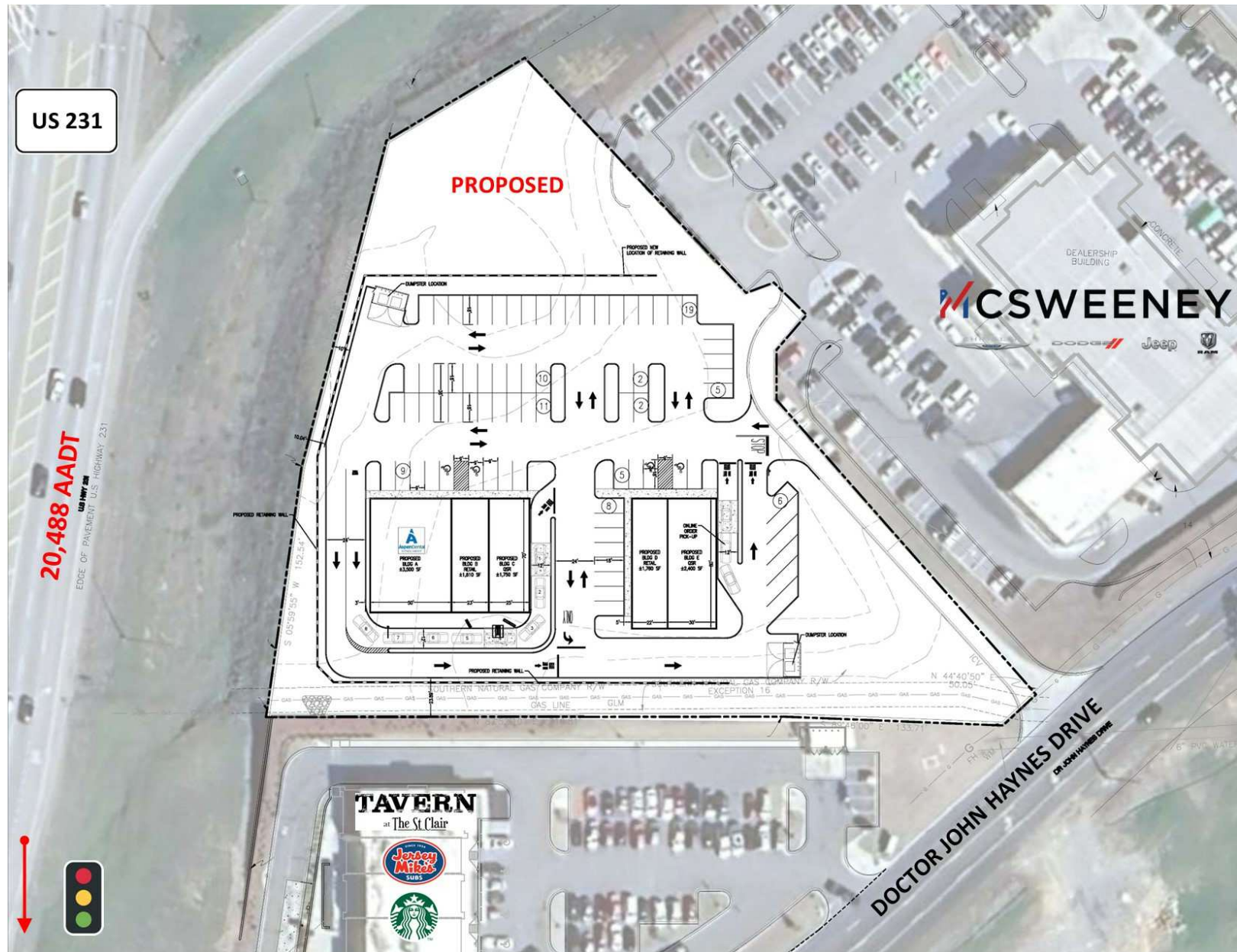
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# Pell City, Alabama

## Market Overview