

THE CANOPY AT OAK MOUNTAIN

AMPHITHEATER ROAD, PELHAM, AL 35124



PROPERTY HIGHLIGHTS

- “Where nature, community, hospitality, and entertainment come together in perfect harmony.”
- Join Big Bad Breakfast (Coming Spring 2025), Taco Mac, Cahaba Cycles, and Mountain High Outfitters!
- Up to 12,000 SF available with flexible layout options and endcap
- Part of a mixed-use development with 234 apartments ranging from 1-3 bedrooms
- Retail-only parking fronting the development
- Conveniently located at the intersection of I-65 and Hwy 119 off Oak Mountain State Park Road
- Directly across the street from Oak Mountain Amphitheater and Pelham Civic Center on Amphitheater Road and at the front of Oak Mountain State Park

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	1,033 - 9,311 SF
Building Size:	12,000 SF

PROPERTY HIGHLIGHTS CONT'D

- Pelham Civic Center is home to the Birmingham Bull’s Hockey Team and the newly announced National Indoor Soccer League (NISL) Magic City SC (coming January 2024)
- Oak Mountain State Park is Alabama’s largest and most visited state park with soon to be 13,000 acres and over 800k visitors reported in 2020
- Included in the 115+ acre Pelham Arts & Entertainment District, established to grow culture, creativity, recreation, entertainment, and dining in Pelham

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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Google

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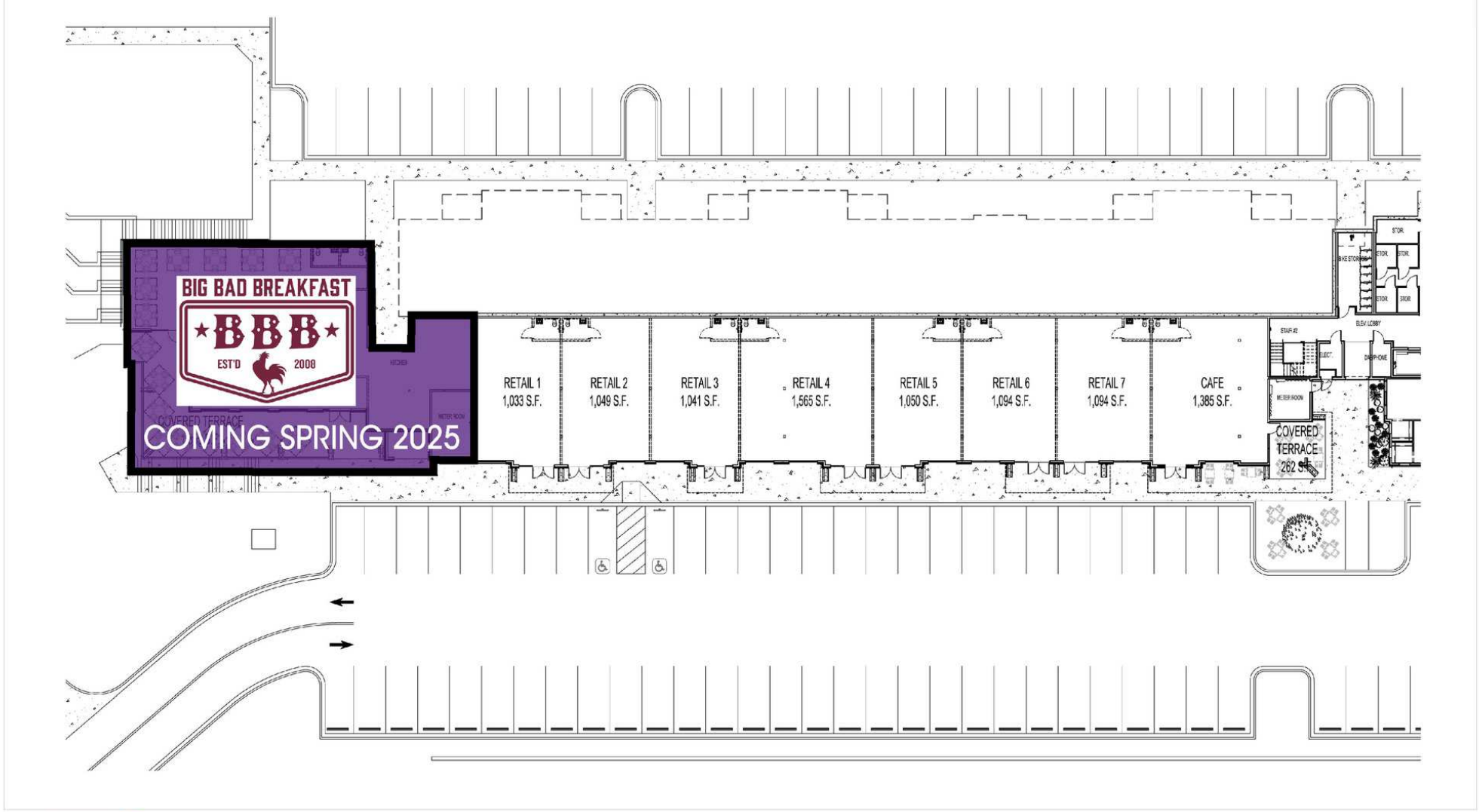
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RETAIL SPACE | CANOPY PARK APARTMENTS

PROJECT No: 5600 - 04-27-2022 | PELHAM, ALABAMA

© 2022 FK ARCHITECTURE

2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0595

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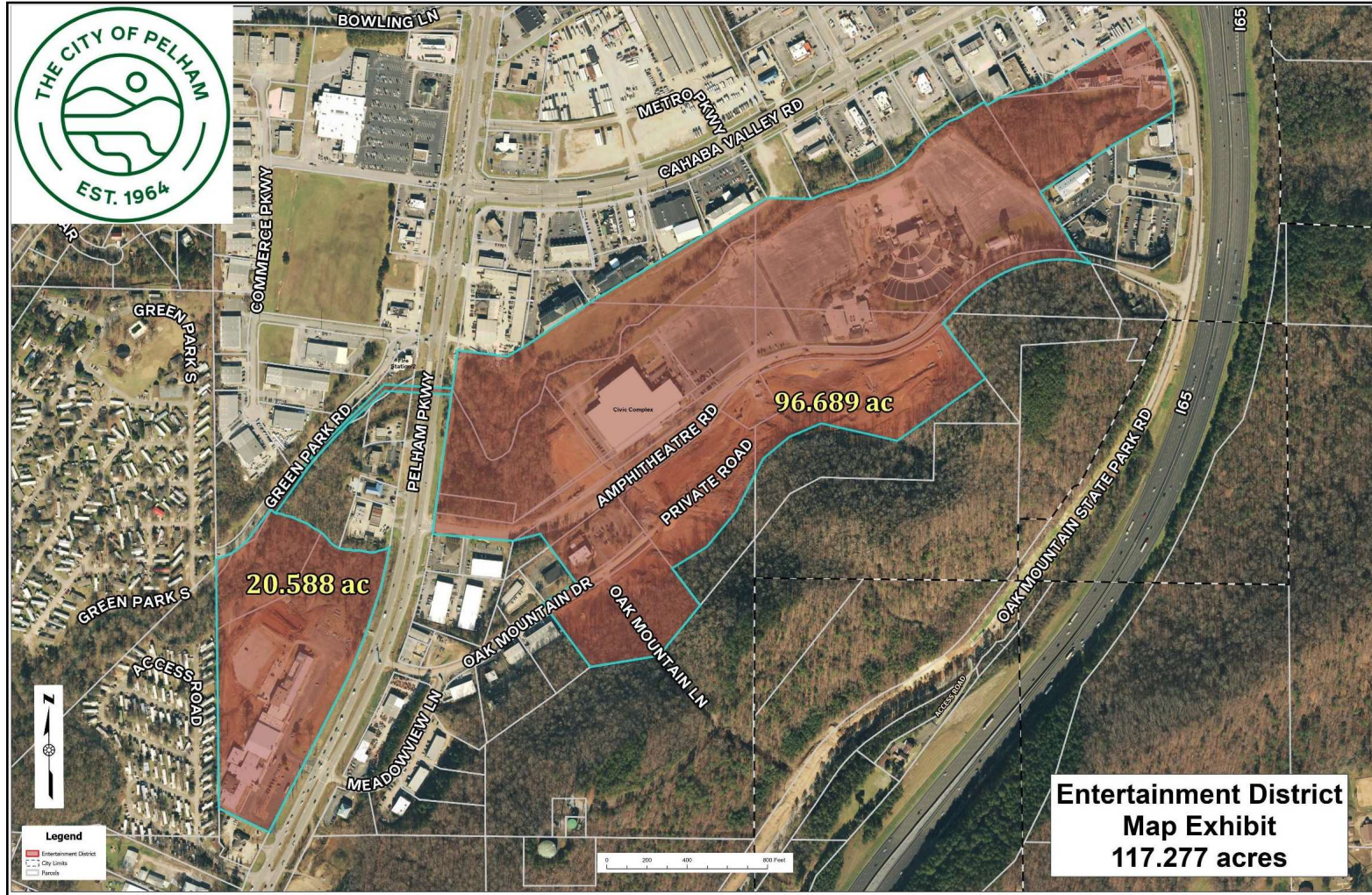
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Pelham Arts & Entertainment District Map



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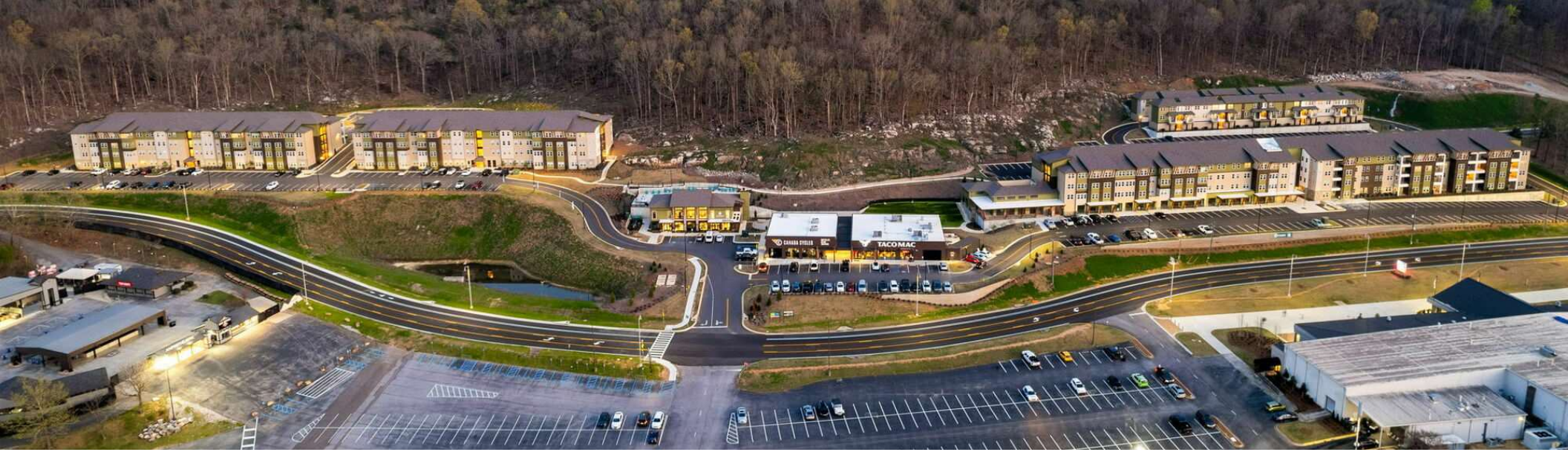
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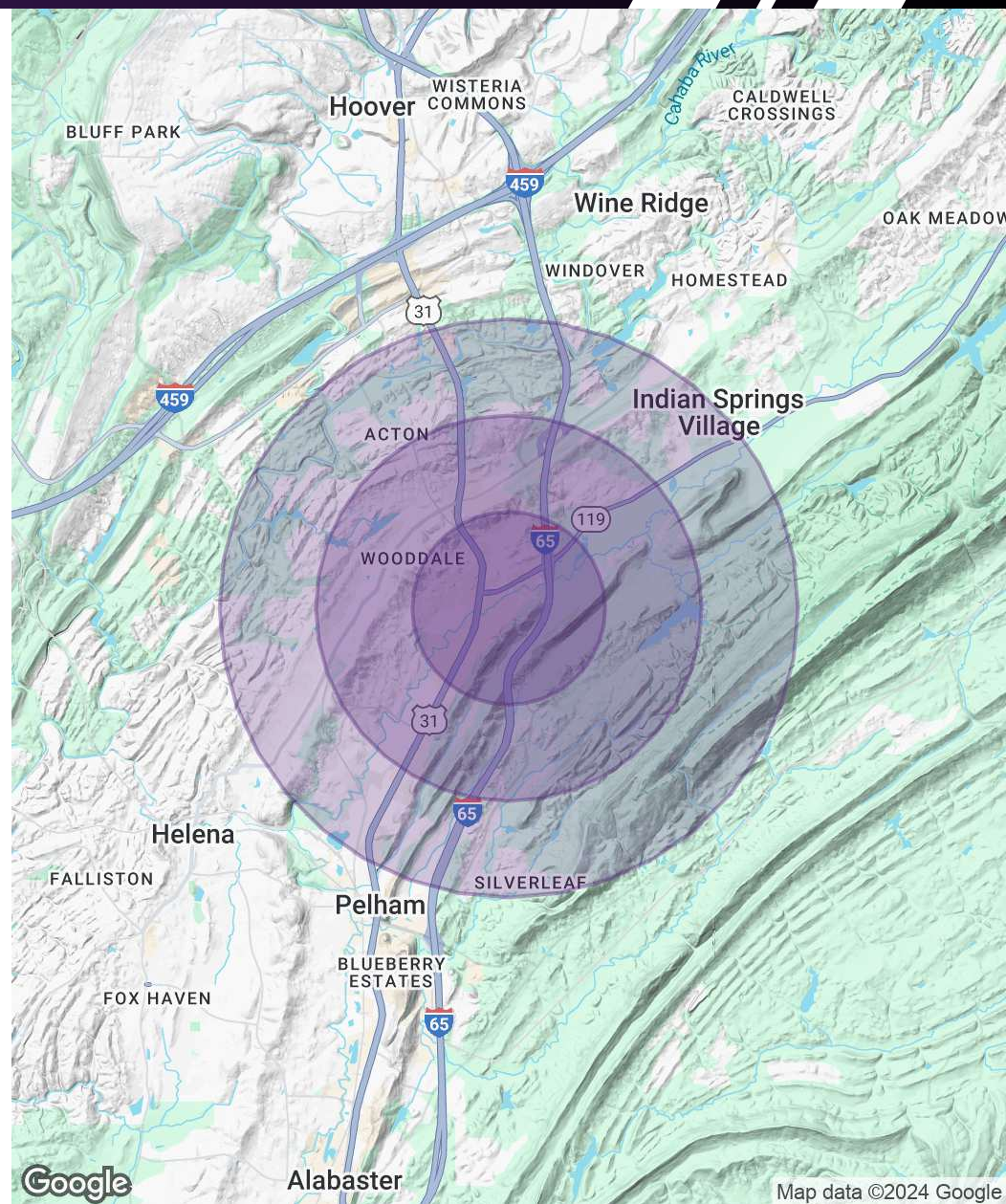
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,693	12,125	24,896
Average Age	37.2	41.8	40.7
Average Age (Male)	35.6	40.6	40.5
Average Age (Female)	44.4	45.1	42.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,165	5,720	11,462
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$80,214	\$79,767	\$85,468
Average House Value	\$152,853	\$191,660	\$218,597

2020 American Community Survey (ACS)



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