

COMMERCIAL BUILDING FOR SALE

2621 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



2,480 Sq. Ft. Building on .5 Acres ♦ ASKING PRICE: \$595,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

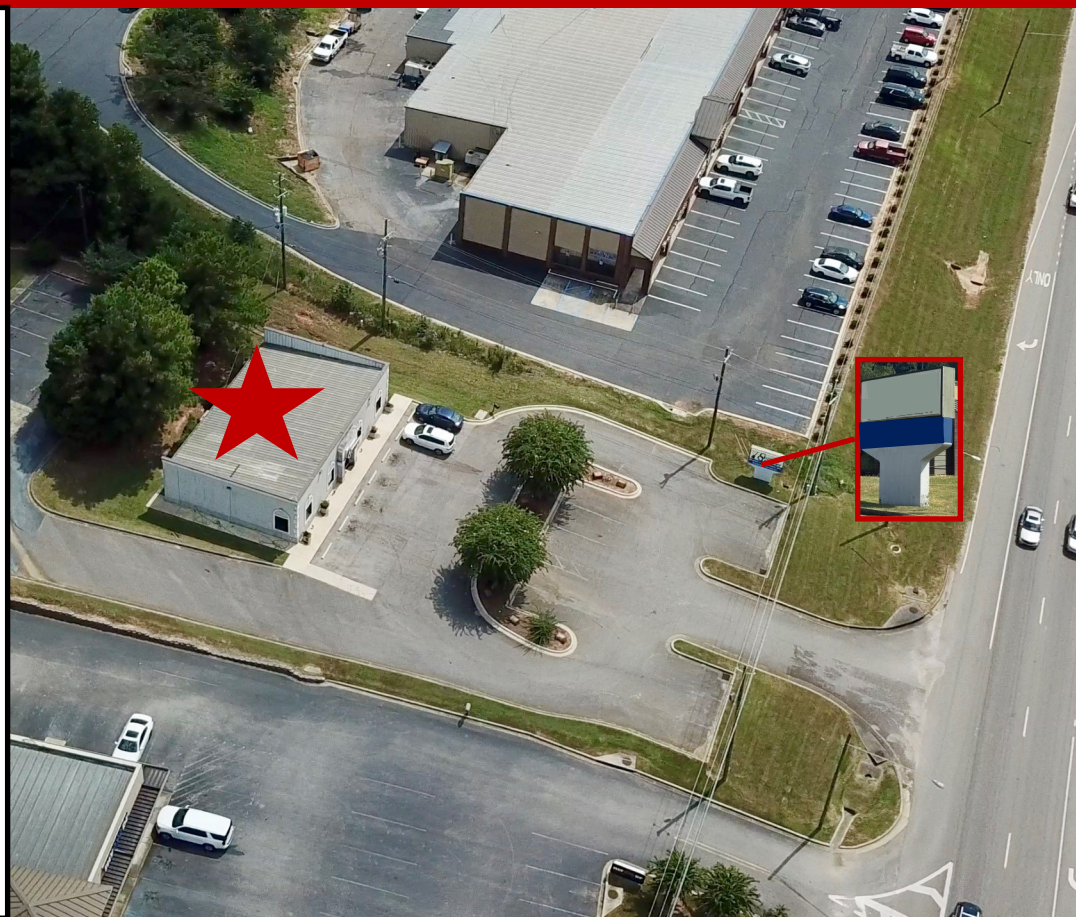
MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY DETAILS

2621 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 2,480 +.- SF Building
- ♦ .50 Acre Lot
- ♦ Building and Monument Signage
- ♦ Outstanding location on Pelham Parkway
- ♦ High Quality Construction
- ♦ Excellent Parking (20 spaces)
- ♦ Easy Access.
- ♦ Constructed in 1993
- ♦ Ideal for Retail, Office, Medical.
- ♦ High Traffic Counts (30,000 + Cars Per Day)
- ♦ Major activity generators include Campus 124.
- ♦ Property Taxes: \$4,200
- ♦ Guitar Gallery consolidating into its Tuscaloosa location after 25 years in Pelham making this one of a kind opportunity available.



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BIRDS EYE VIEW

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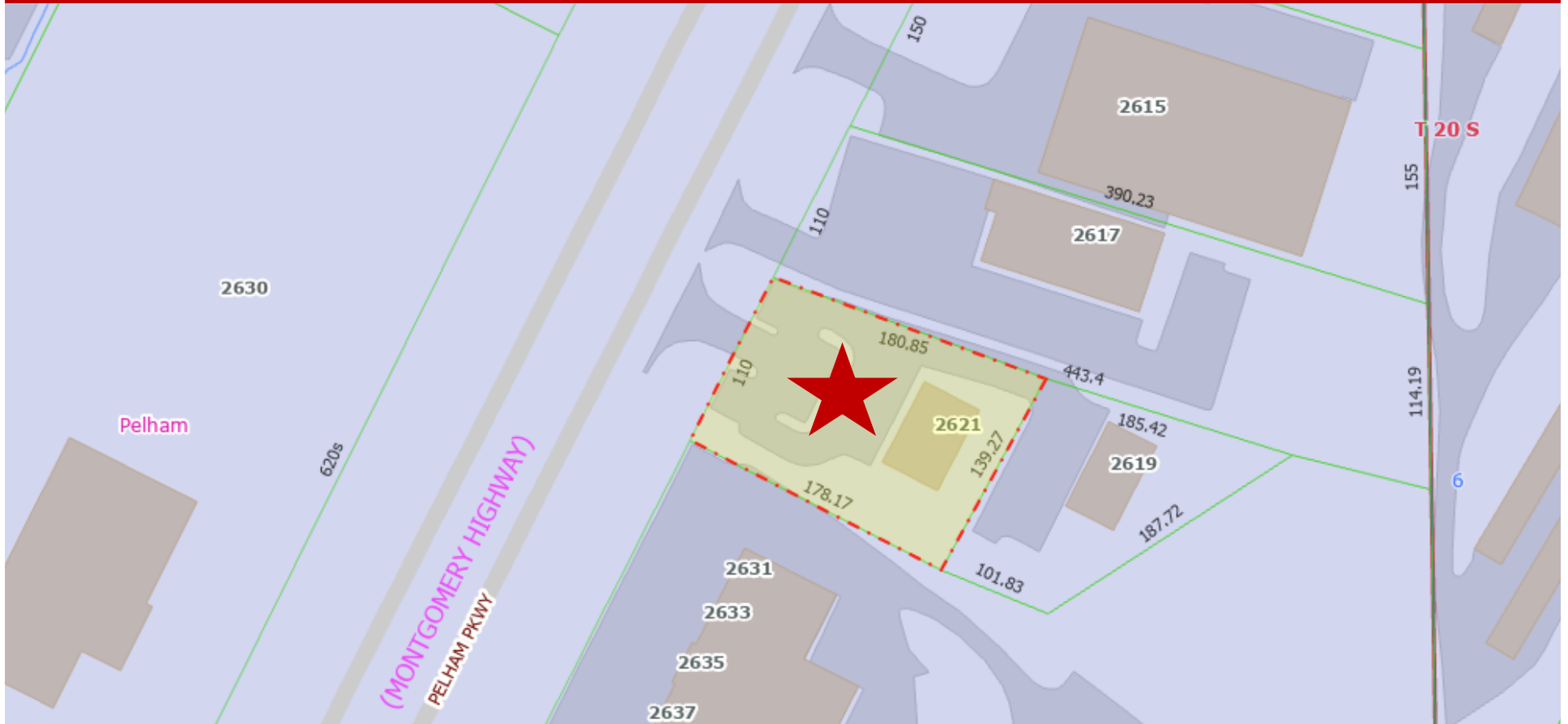
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PLAT MAP

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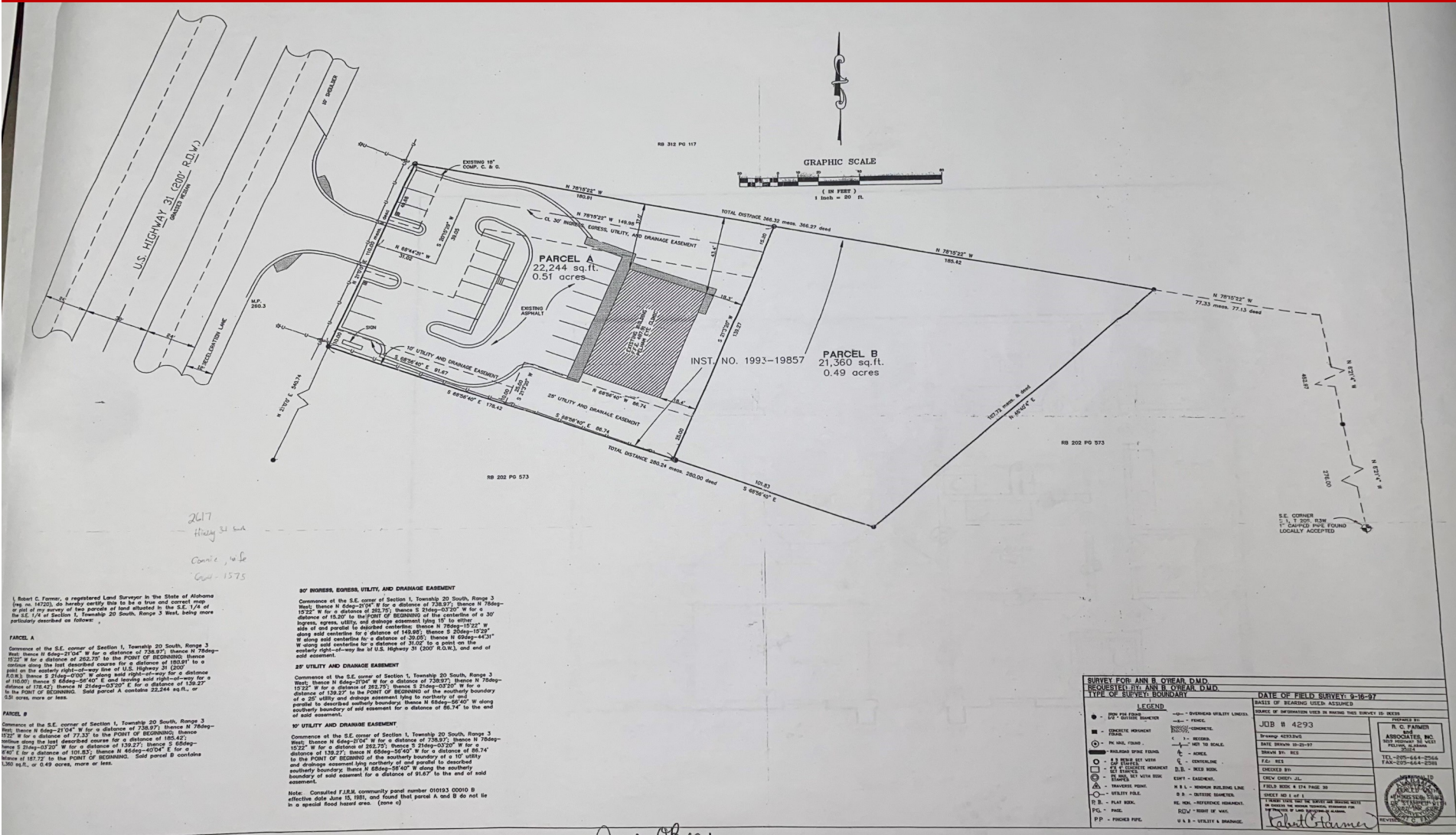
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SURVEY

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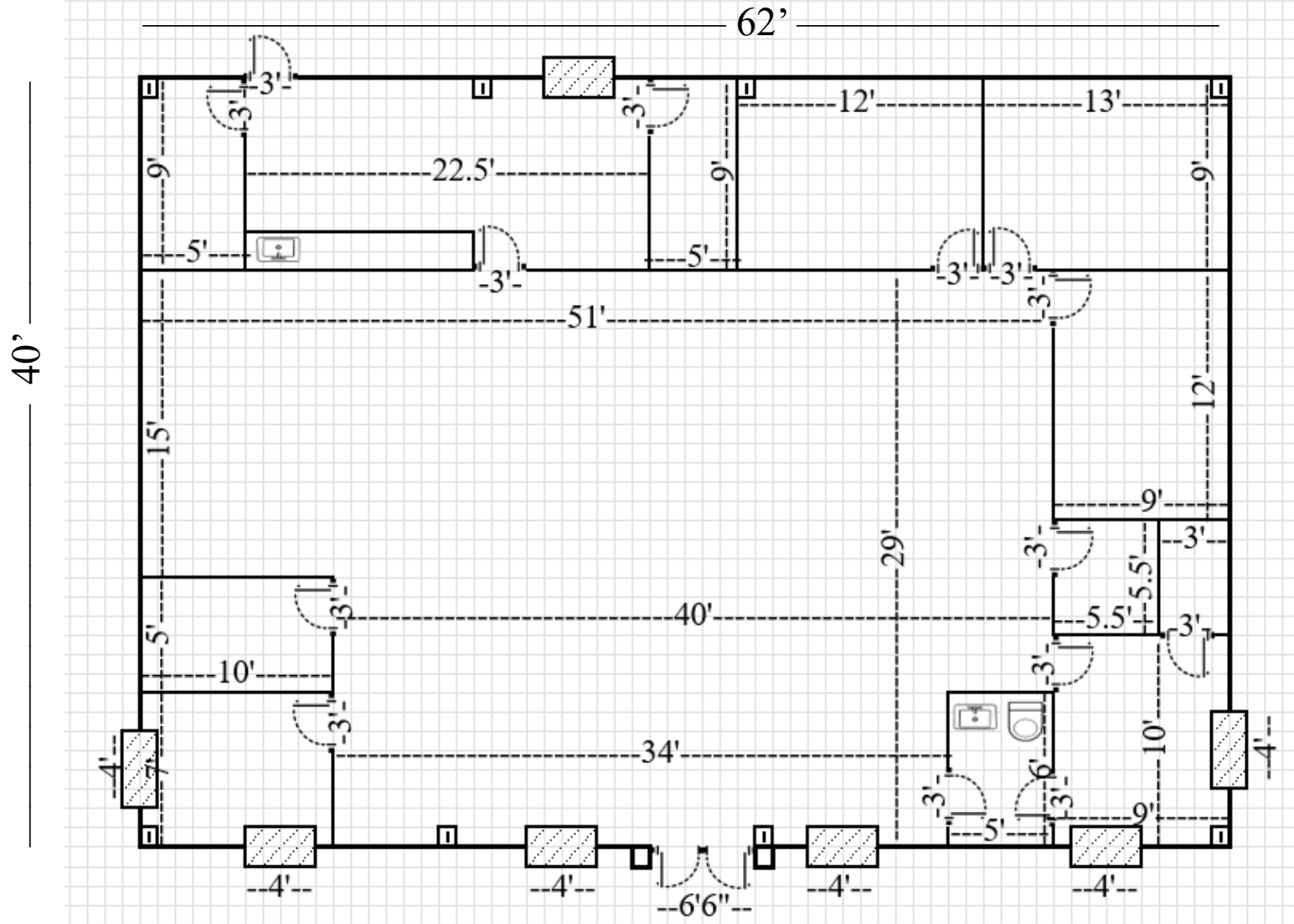
Ann O'Beary

2617 Hwy 31 SW
Comie 146
Coul-1575

SURVEY FOR ANN B. O'BEAR, D.M.D. REQUESTING ANN B. O'BEAR, D.M.D. TYPE OF SURVEY: BOUNDARY		DATE OF FIELD SURVEY: 9-16-97	
BASIS OF INFORMATION USED IN MAKING THIS SURVEY IS: DEEDS		SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS: DEEDS	
LEGEND		JOB # 4293	
● - IRON PIN FOUND	—○— OVERHEAD UTILITY LINES	R. C. FARMER	
○ - IRON PIN MISSING	—○— FENCE	ASSOCIATES INC.	
■ - CONCRETE MONUMENT	—○— CONDUIT	1000 PELHAM PARKWAY, SUITE 200	
■ - IRON PIPE FOUND	—○— RECORD	PELHAM, ALABAMA 35124	
■ - IRON PIPE FOUND	—○— NOT TO SCALE	DRAWN BY: MEJ	
■ - IRON PIPE FOUND	—○— ADJACENT	CHECKED BY:	
■ - IRON PIPE FOUND	—○— CENTERLINE	FIELD BOOK # 174 PAGE 30	
■ - IRON PIPE FOUND	—○— BENCH MARK	DATE OF FIELD SURVEY: 9-16-97	
■ - IRON PIPE FOUND	—○— EASEMENT	PREPARED BY: MEJ	
■ - IRON PIPE FOUND	—○— EASEMENT	DATE OF FIELD SURVEY: 9-16-97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 1 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 2 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 3 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 4 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 5 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 6 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 7 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 8 - 10/1/97	
■ - IRON PIPE FOUND	—○— EASEMENT	REVISIONS: 9 - 10/1/97	
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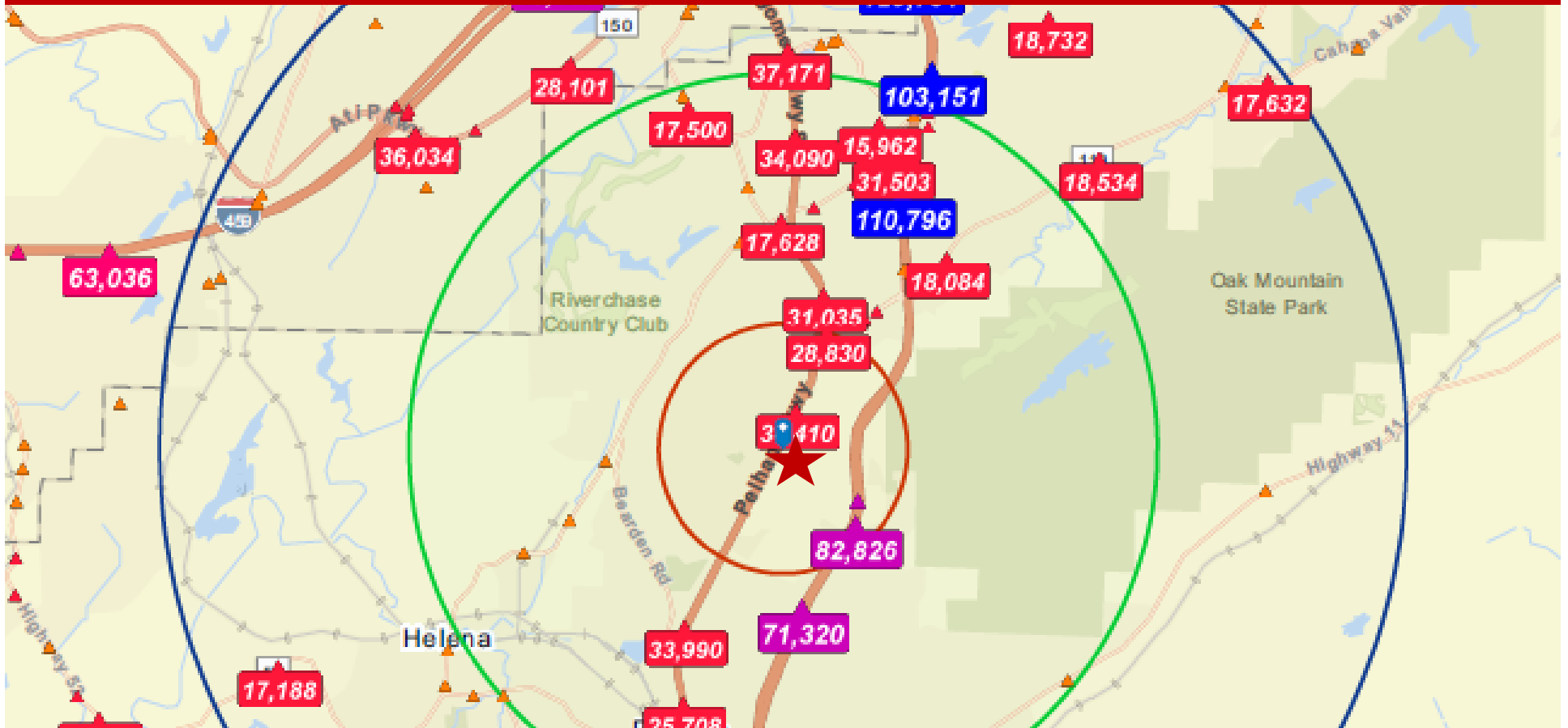
FLOOR PLAN

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TRAFFIC COUNTS

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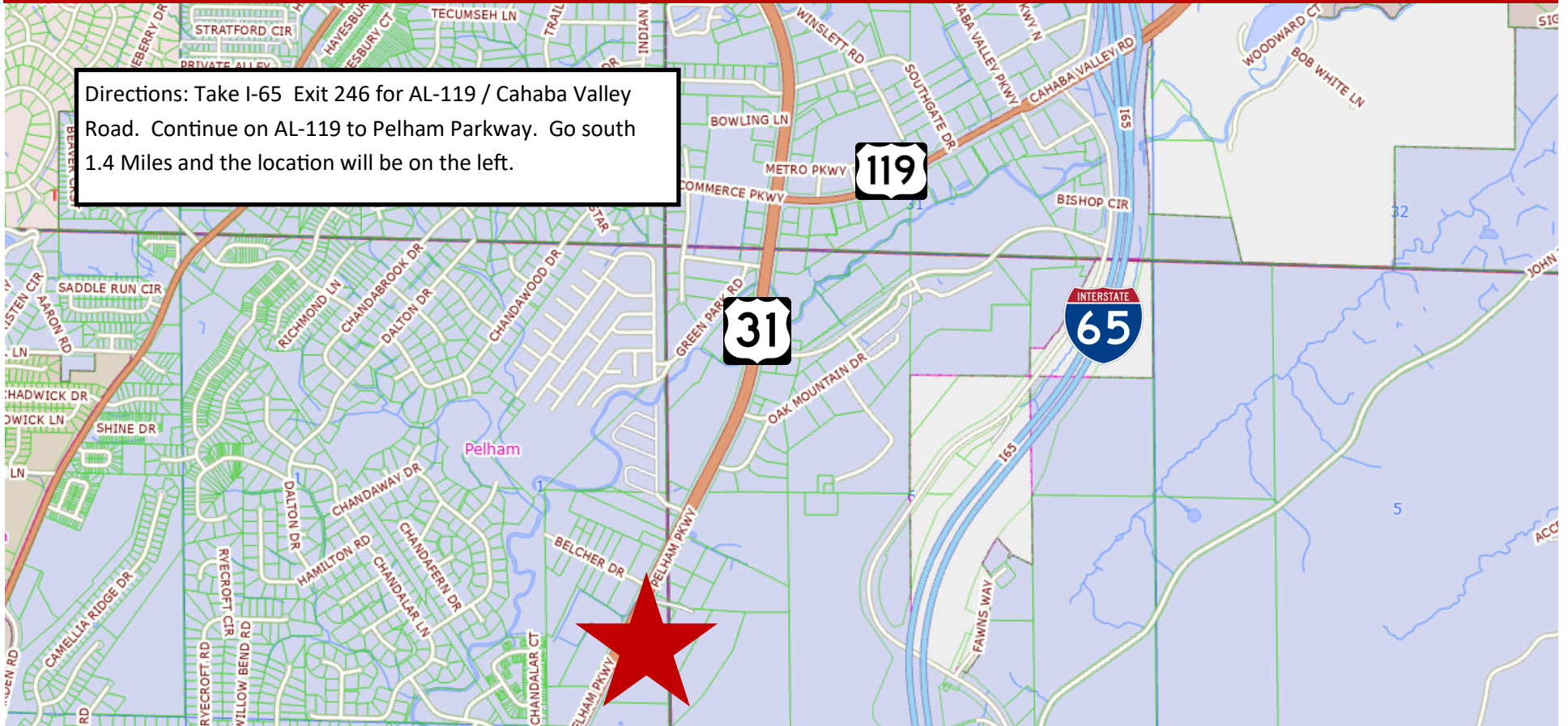


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LOCATION MAP

2621 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

Directions: Take I-65 Exit 246 for AL-119 / Cahaba Valley Road. Continue on AL-119 to Pelham Parkway. Go south 1.4 Miles and the location will be on the left.



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DEMOGRAPHICS

2621 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

2621 Pelham Pkwy, Pelham, Alabama, 35124
Ring of 5 miles

KEY FACTS

93,309

Population



36,984

Households

38.6

Median Age

\$78,214

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



17.5%

High School Graduate



24.3%

Some College/
Associate's Degree



54.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$98,562

Median Household Income



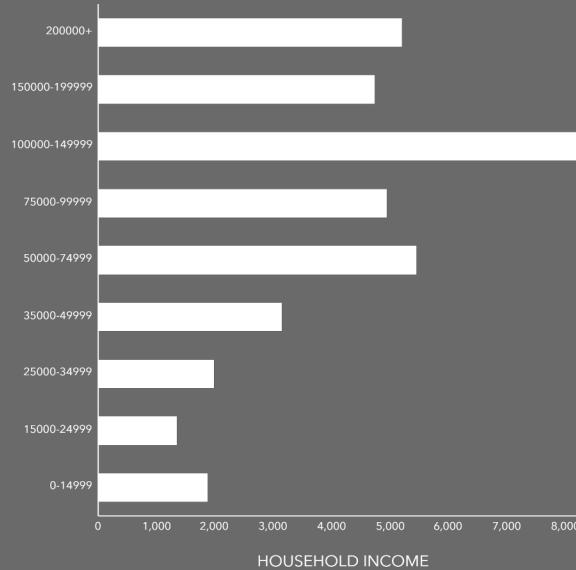
\$49,605

Per Capita Income

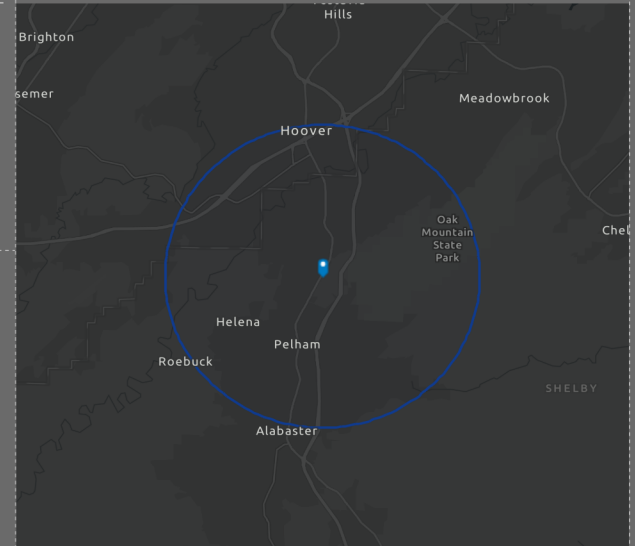


\$335,068

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73.4%



Blue Collar

15.3%



Services

12.4%

2.6%

Unemployment Rate

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