

231



20

20

MCSWEENEY
CHRYSLER | DODGE | JEEP | RAM



PELL CITY
BOARD OF
EDUCATION

Pell City Square

T.J. maxx **ULTA**
BEAUTY


five BELOW **ROSS** **RACK ROOM SHOES**
DRESS FOR LESS

OLD NAVY **HOBBY LOBBY**
PET SMART

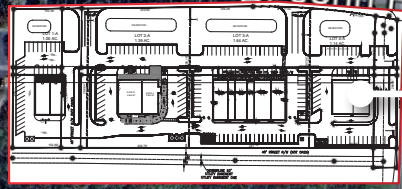
The St Clair
TAVERN
at The St Clair




PELL CITY PEDIATRICS



Children's
of Alabama



SITE
5.2 AC

FOR SALE

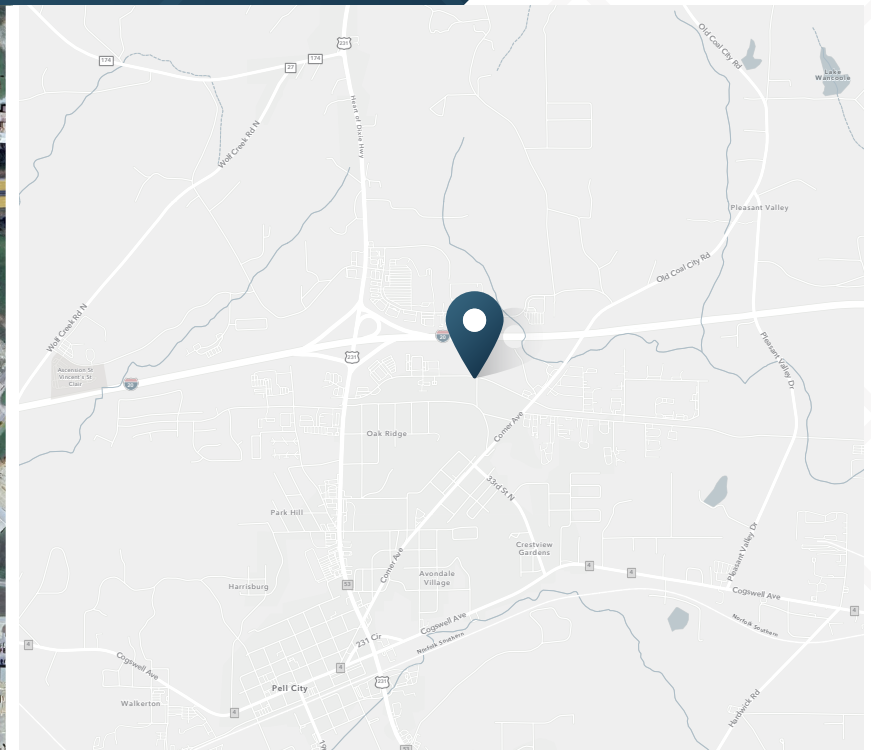
Up to 5.2 AC Land Opportunity

SWC Dr John Haynes Drive & Bunt Drive | Pell City, AL



Up to 5.2 AC Land Opportunity

SWC Dr John Haynes Drive & Bunt Drive | Pell City, AL



Up to 5.2 AC
Available

ABOUT THE PROPERTY

- Up to 5.2 AC opportunity - can be divided into five ±1 AC parcels
- Located in Pell City, AL, just off I-20 in the vital Atlanta-Birmingham corridor
- Across from new Pell City Square shopping center
- Pell City is considered the "Gateway to Logan Martin Lake," a 17,000 AC reservoir located on the Coosa River with 275 miles of shoreline bordering St. Clair and Talladega counties
- Nearby Honda Manufacturing of Alabama plant (4,500+ employees) - Honda's largest light truck manufacturer in the world.

TRAFFIC COUNTS

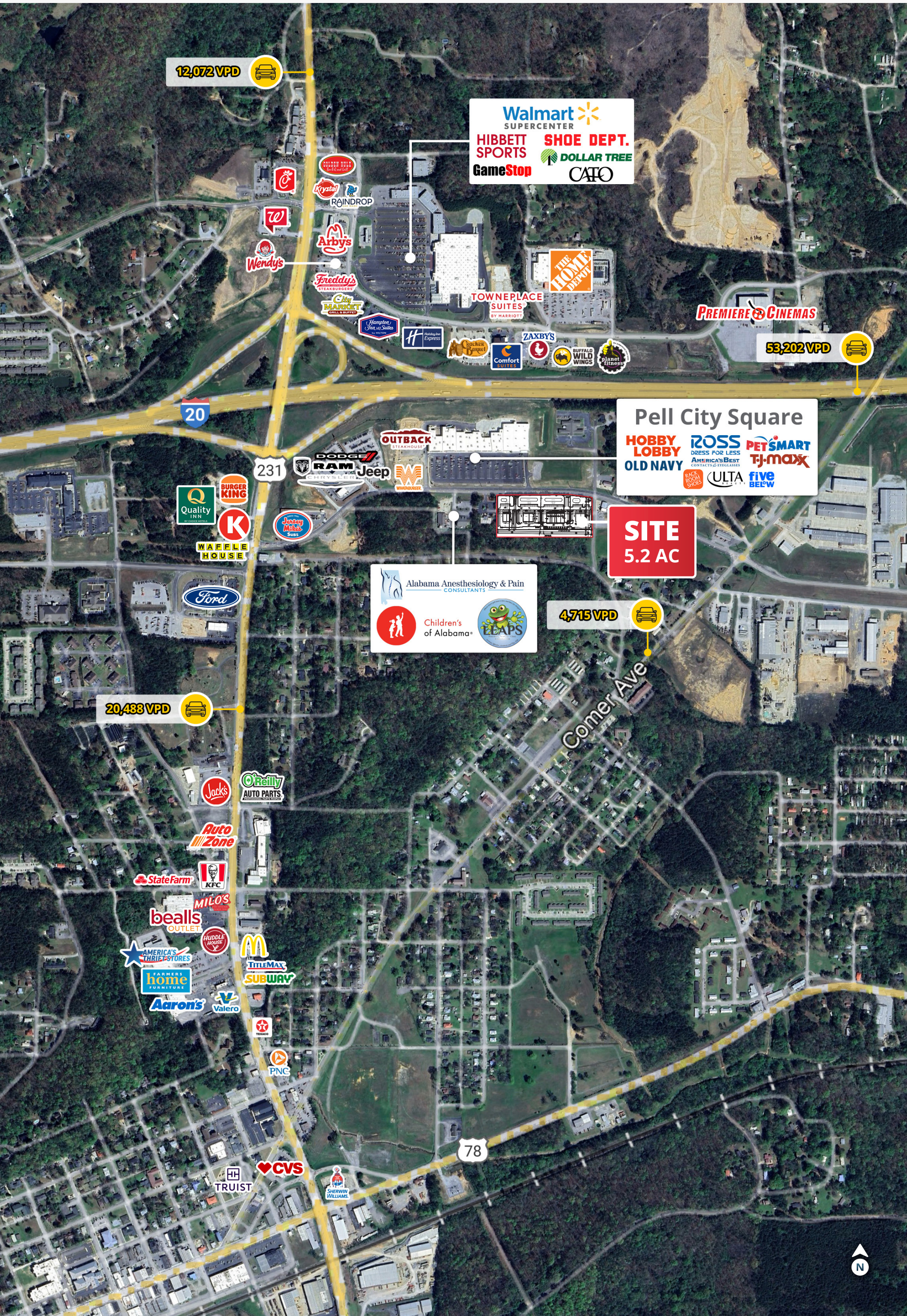
I-20, E of Site	53,202 VPD
I-20, W of Site	56,841 VPD
Martin Street, SW of Site	20,488 VPD
Martin Street North, NW of Site	12,072 VPD
Year: 2023 Source: ALDOT	

CONTACT

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NEARBY RETAIL INCLUDES





12,072 VPD

Walmart
SUPERCENTER
HIBBETT SPORTS
GameStop
SHOE DEPT.
DOLLAR TREE
CAFO

53,202 VPD

Pell City Square
HOBBY LOBBY
OLD NAVY
ROSS
DRESS FOR LESS
AMERICA'S BEST CONTACTS & EYEGLASSES
PET SMART
TJ-MAXX
ULTRA
FIVE BELOW

SITE
5.2 AC

Alabama Anesthesiology & Pain CONSULTANTS
Children's of Alabama
LEAPS

4,715 VPD

20,488 VPD

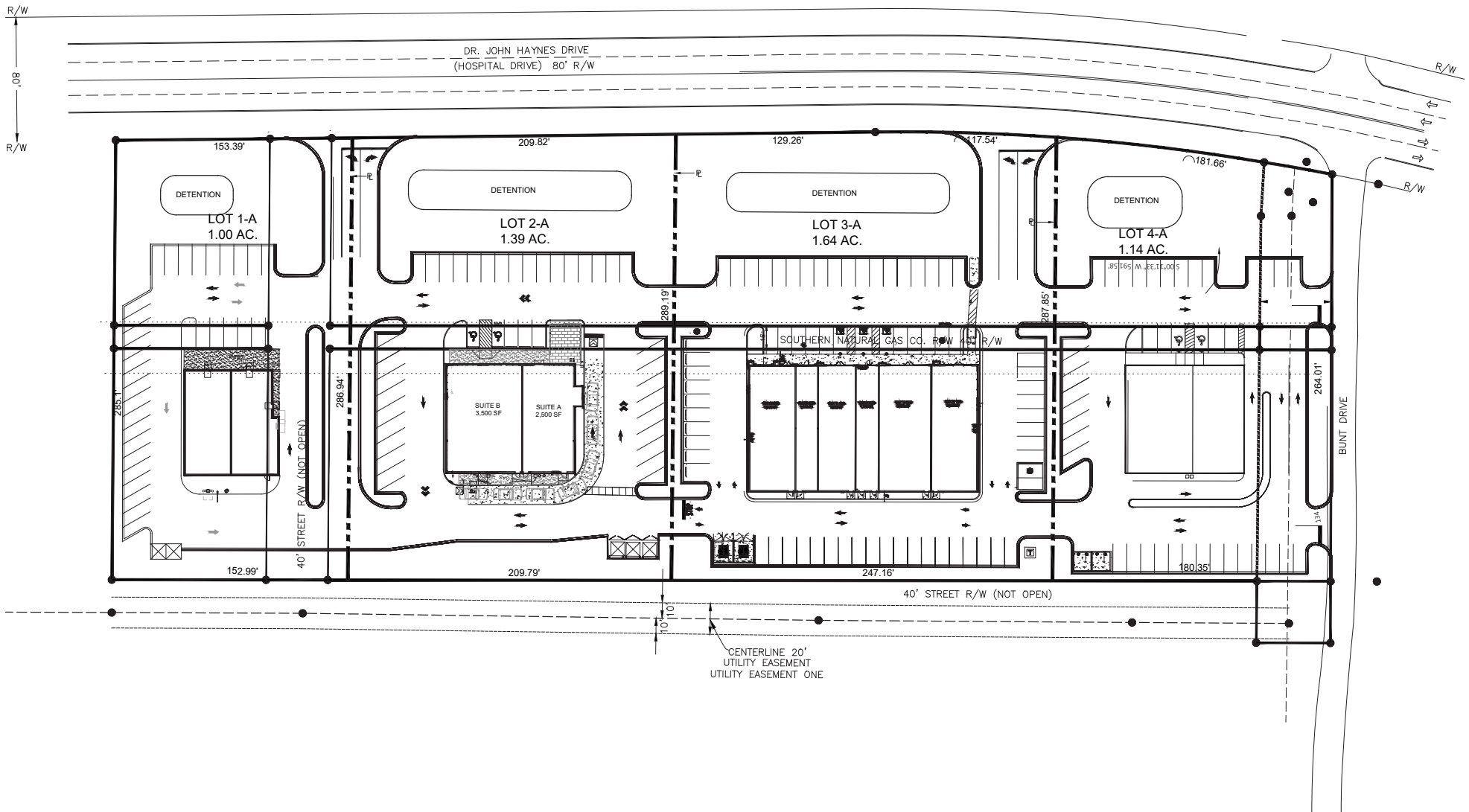
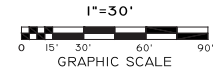
Jack's
Auto Zone
State Farm
KFC
MILO'S
bealls OUTLET
AMERICA'S THRIFT STORES
home FURNITURE
Aaron's
Valero
TITLEMAX
SUBWAY
McDonald's

TRUIST
CVS
SHERWIN WILLIAMS



Up to 5.2 AC Land Opportunity

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DEMOGRAPHIC HIGHLIGHTS

5 MILES

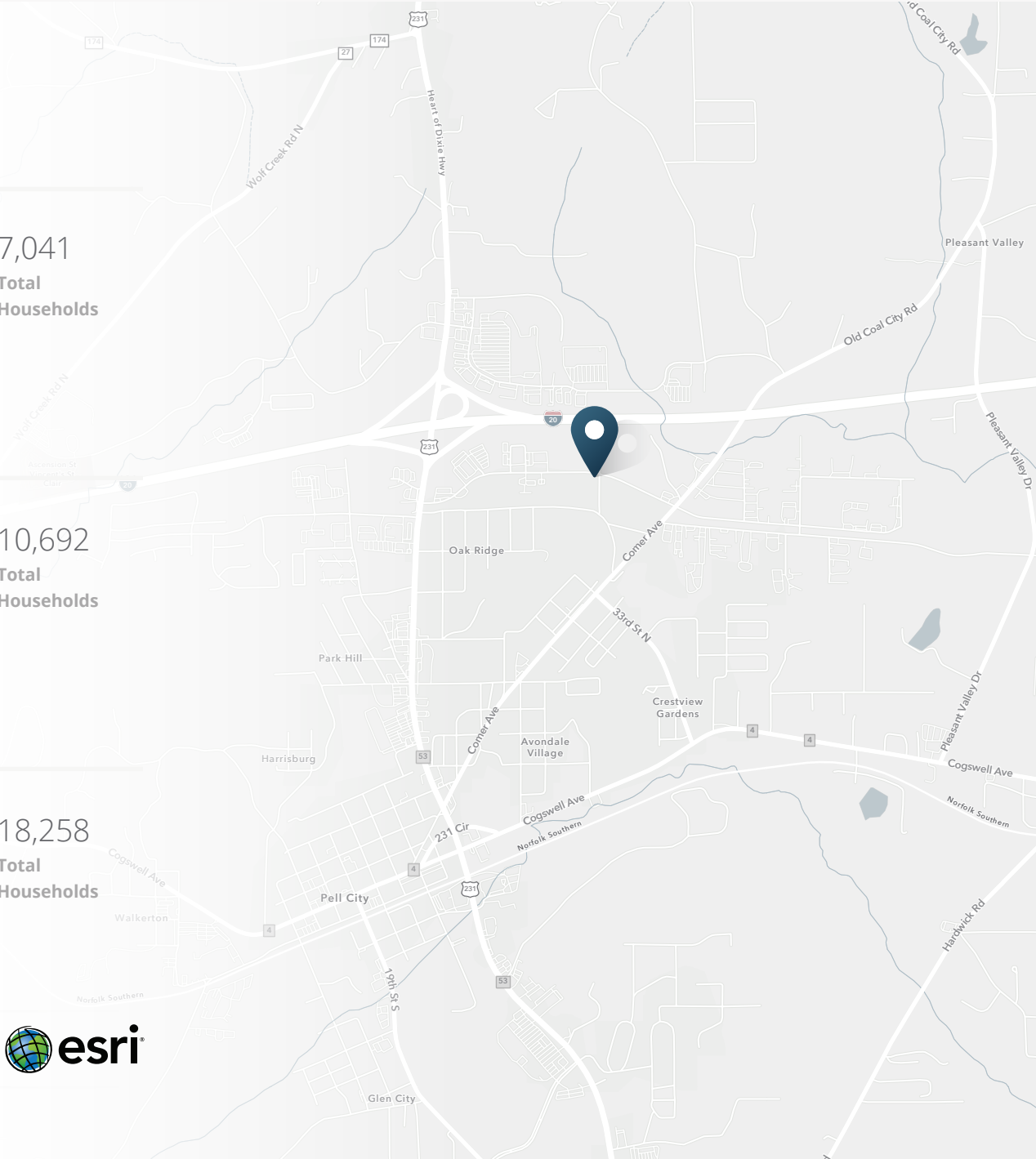
18,004 Population	20,437 Total Daytime Population	\$80,577 Average Household Income	7,041 Total Households
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7 MILES

26,952 Population	26,456 Total Daytime Population	\$85,675 Average Household Income	10,692 Total Households
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10 MILES

46,050 Population	45,830 Total Daytime Population	\$87,715 Average Household Income	18,258 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



TARGET MARKET SUMMARY

Hwy 231 & I-20 Intersection

Ring of 7 miles

KEY FACTS

27K

2024 Total
Population

26K

Total Daytime
Population

0.87%

Population
Annual Growth
Rate

42.6

Median Age

\$66K

2024 Median
Household Income

\$67K

Average
Disposable
Income

4K

Population 12
Years & Younger

14K

Female
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

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ANNUAL ENTERTAINMENT SPENDING

\$34,027K

2024
Entertainment/Rec

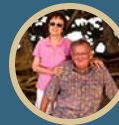
\$6M

Entertainment/
Recreation Fees &
Admissions

\$280K

Tickets to Parks or
Museums

Tapestry segments



10A

Southern Satellites
3,414 households

31.9%
of Households



4C

Middleburg
1,480 households

13.8%
of Households



8E

Front Porches
1,144 households

10.7%
of Households

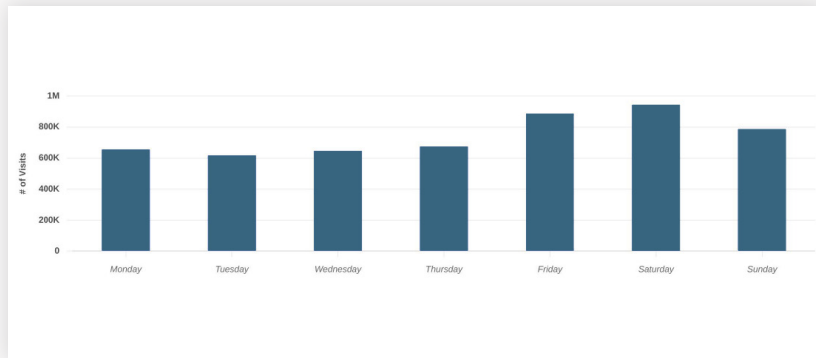


MOBILE DATA & FOOT TRAFFIC INSIGHTS

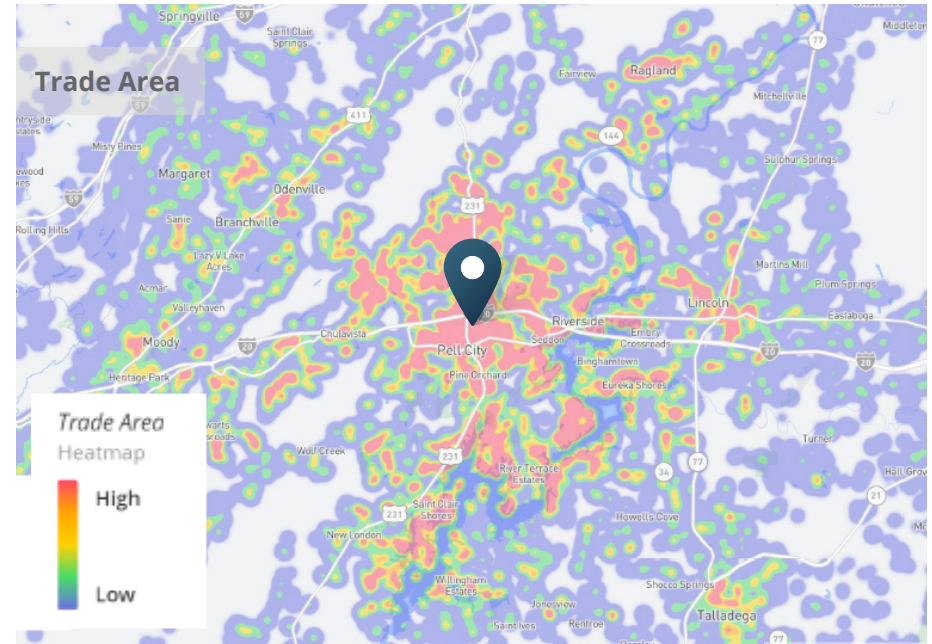
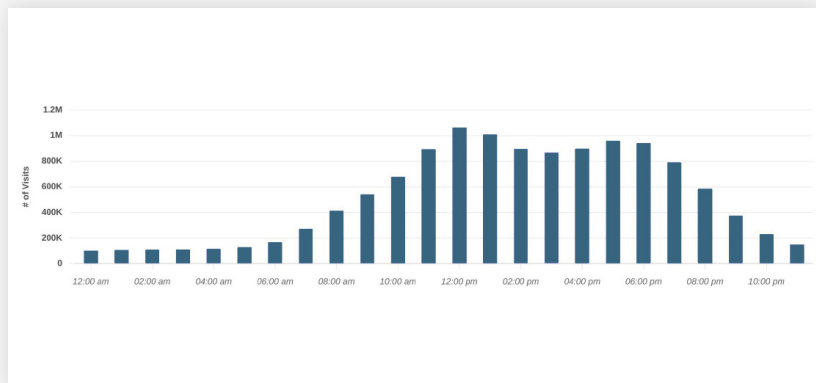
Estimated Annual Visits 10/01/2022 - 09/30/2023

Estimated # of Visitors	Estimated # of Visits	Estimated Visit Frequency
616.3K	5.2M	8.46

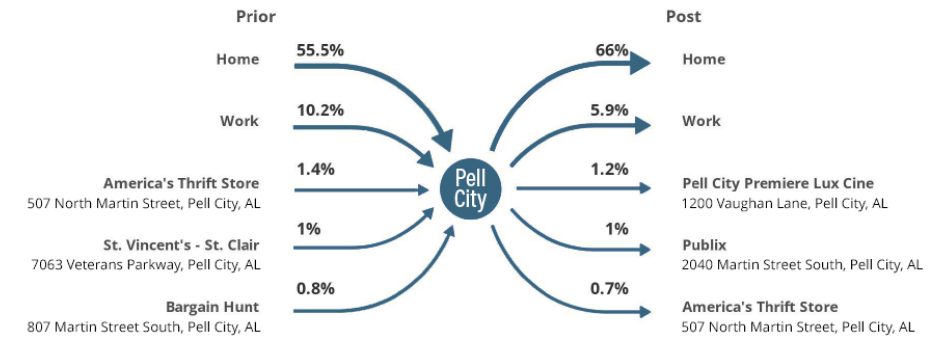
Daily Visits



Hourly Visits



Visitor Journey



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however SRS Real Estate Partners does not guarantee its completeness or accuracy.