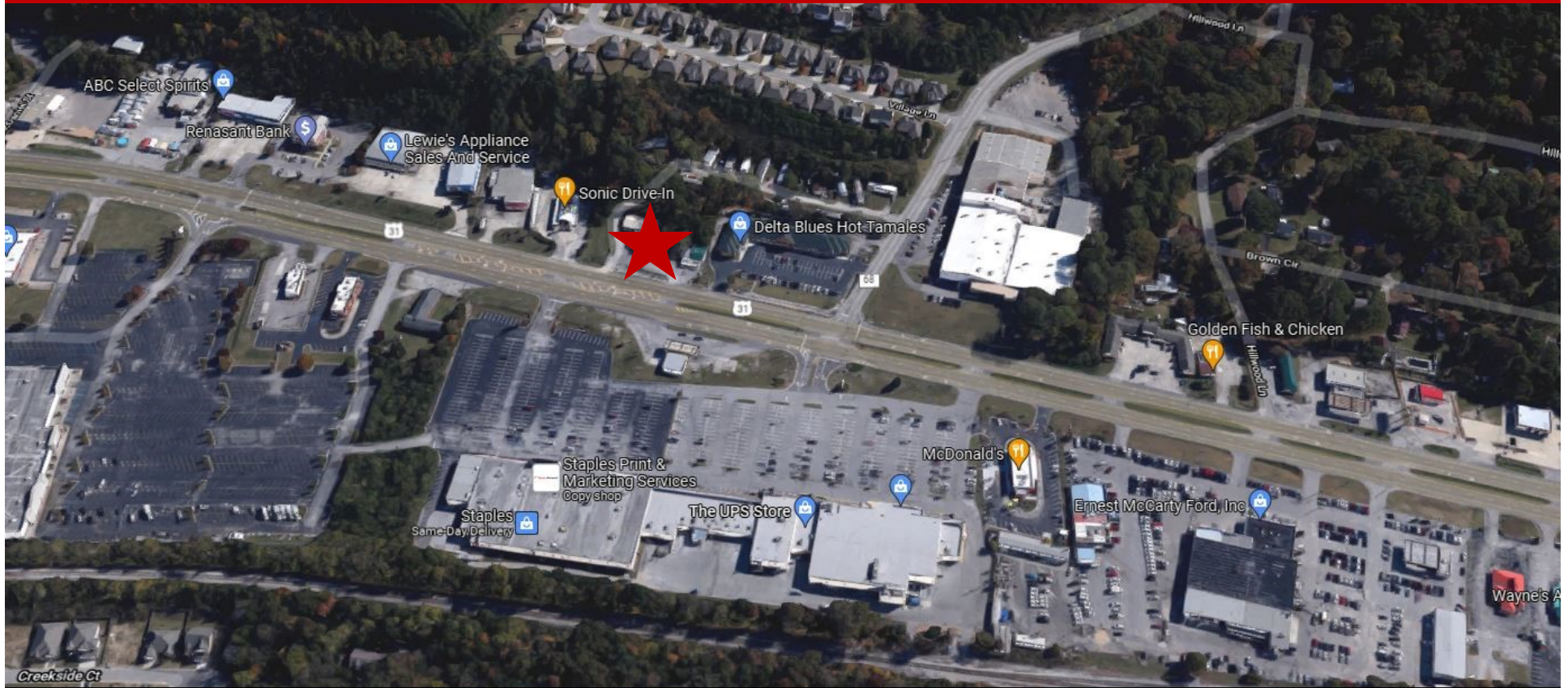


# COMMERCIAL LAND/BUILDING FOR SALE

3557 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



**1,086 +/- SF Building on .46 Acres / Sale Price: \$325,000**

**Mark Dinan, MBA, CCIM**

(o) 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

3557 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ .46 Acre Lot with median cut.
- ♦ 1,086 sf building is rented month to month to Wayne's Produce for \$1,500/month.
- ♦ Fronts 4- lane Divided Highway with Median Cut.
- ♦ Ideal for investment, redevelopment.
- ♦ Median Cut offers excellent access.
- ♦ Outstanding Visibility and Exposure.
- ♦ High Growth Area.
- ♦ Convenient to Interstate 65, via exits 236 or 242.
- ♦ Rare availability of this size.
- ♦ 100' FRONTAGE BY 200' DEEP.
- ♦ Traffic Count: 33,990 cars / day.
- ♦ Taxes: \$2,404 per year.
- ♦ Zoned B-2



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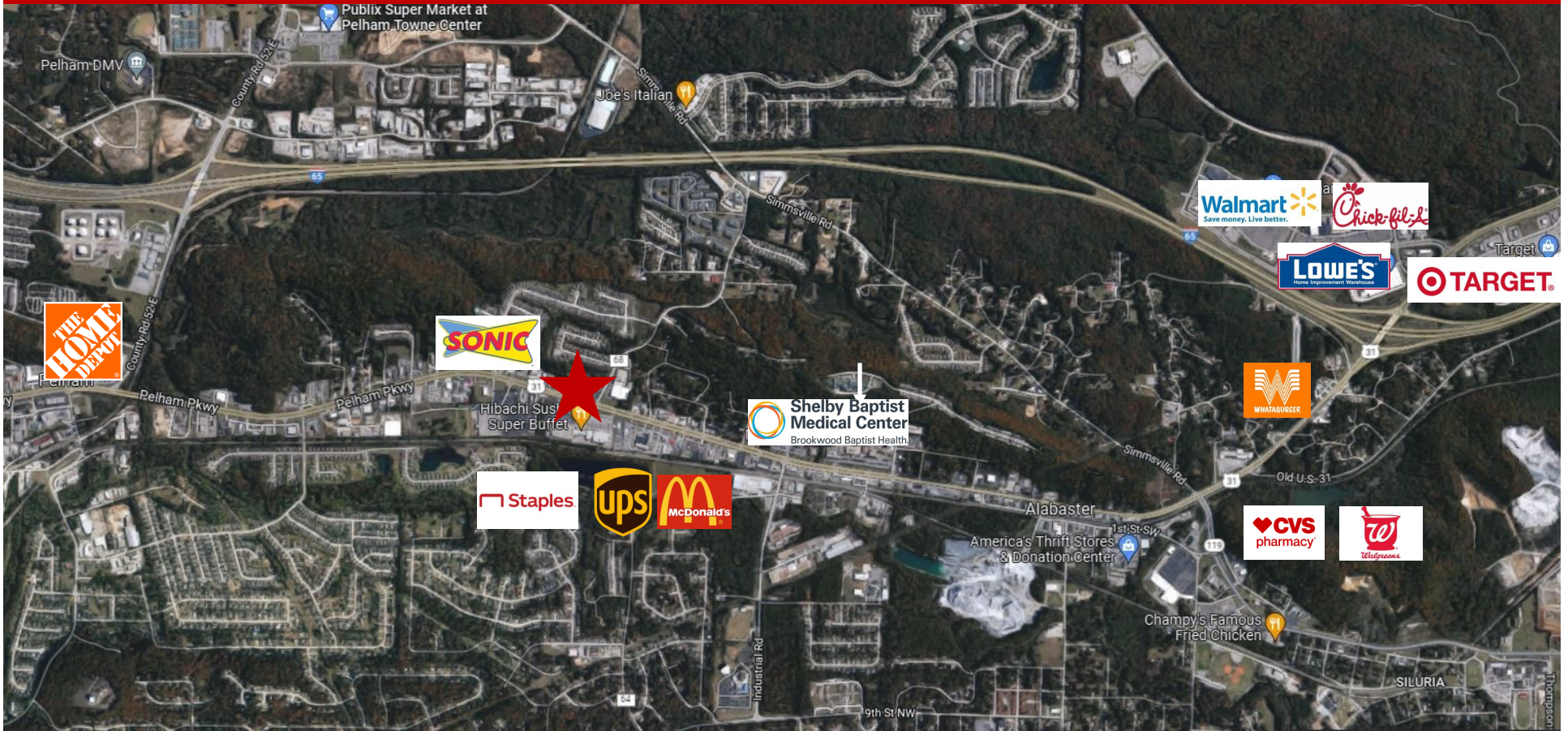
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# AERIAL MAP

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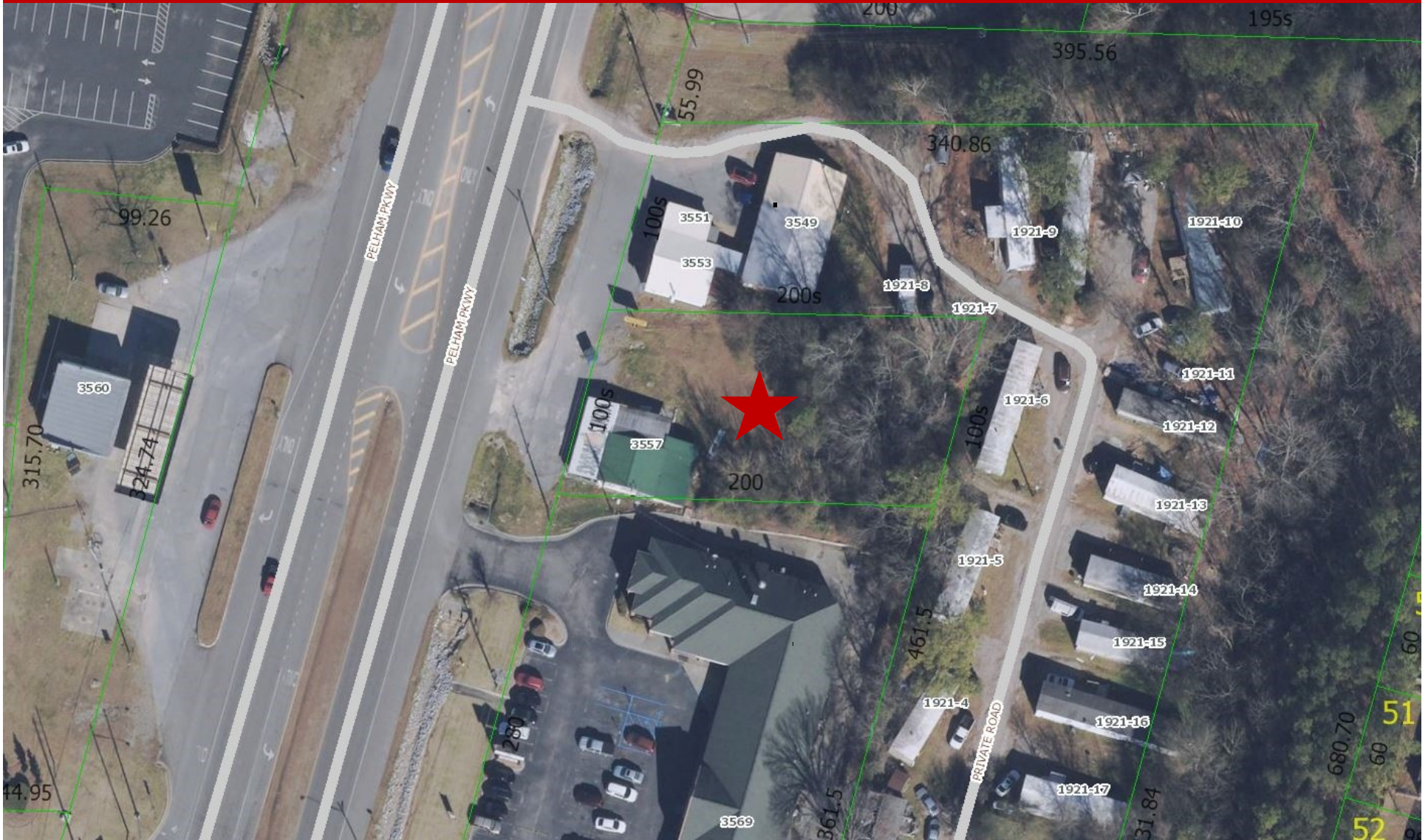
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# AERIAL PLAT MAP

3557 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



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# PROPERTY PHOTO

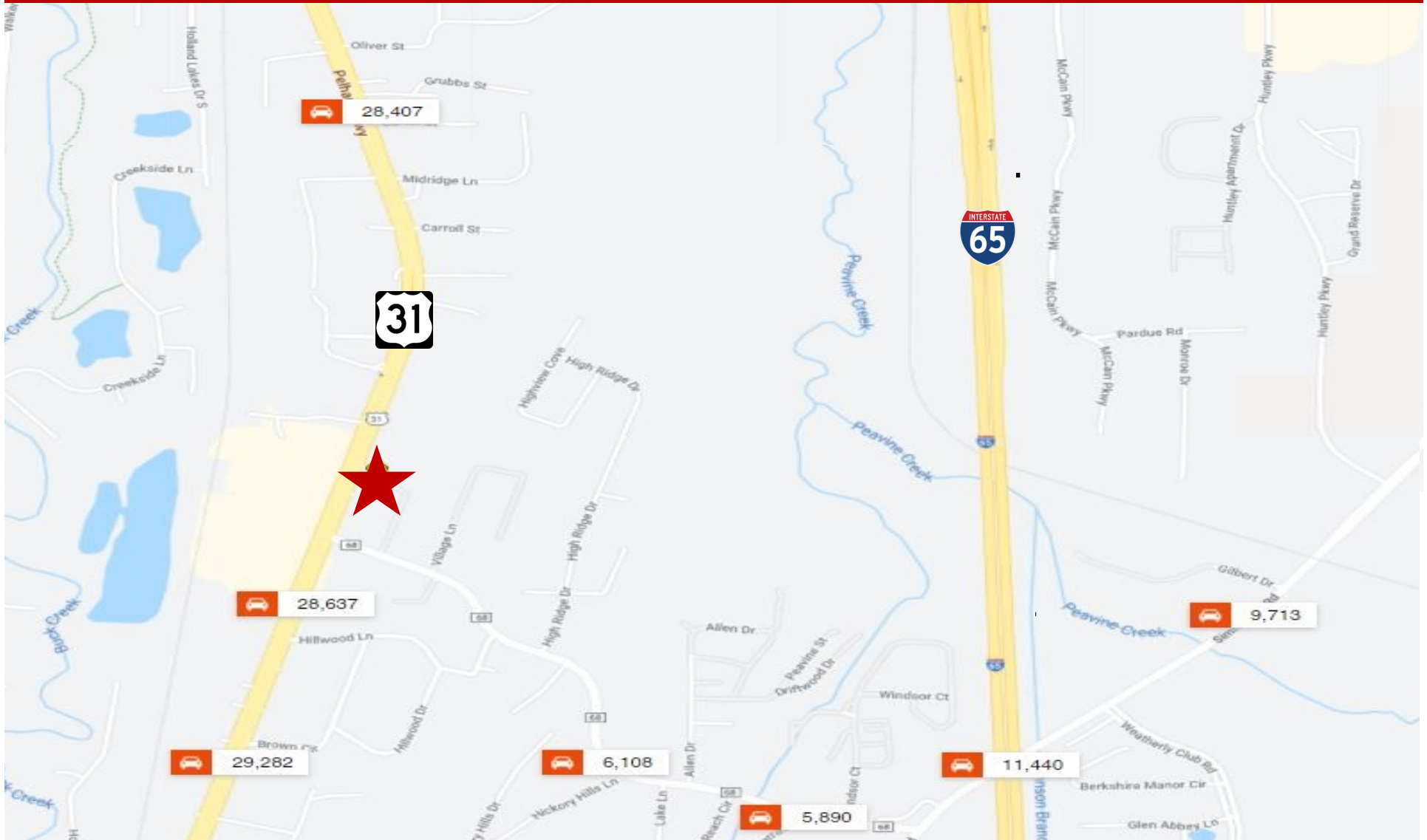
3557 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



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# TRAFFIC COUNTS

3557 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



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# DEMOGRAPHICS

3557 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County

Population			
	2 mile	5 mile	10 mile
2010 Population	20,061	61,170	166,901
2021 Population	19,748	70,288	182,939
2026 Population Projection	20,137	73,444	188,308
Annual Growth 2010-2021	-0.1%	1.4%	0.9%
Annual Growth 2021-2026	0.4%	0.9%	0.6%
Median Age	38.8	37.5	38.1
Bachelor's Degree or Higher	32%	33%	41%
U.S. Armed Forces	14	42	186

Households			
	2 mile	5 mile	10 mile
2010 Households	7,375	22,284	63,305
2021 Households	7,403	25,675	69,435
2026 Household Projection	7,575	26,841	71,454
Annual Growth 2010-2021	0%	1.3%	1.0%
Annual Growth 2021-2026	0.5%	0.9%	0.6%
Owner Occupied Households	6,339	22,999	55,073
Renter Occupied Households	1,236	3,842	16,381
Avg Household Size	2.6	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$253.5M	\$907M	\$2.5B

Population By Race			
	2 mile	5 mile	10 mile
White	15,752	58,130	142,961
Black	3,191	9,452	30,109
American Indian/Alaskan Native	91	386	760
Asian	355	1,190	6,132
Hawaiian & Pacific Islander	14	43	82
Two or More Races	345	1,088	2,896
Hispanic Origin	980	8,619	15,395

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$168,013	\$181,594	\$232,726
Median Year Built	1992	1995	1993

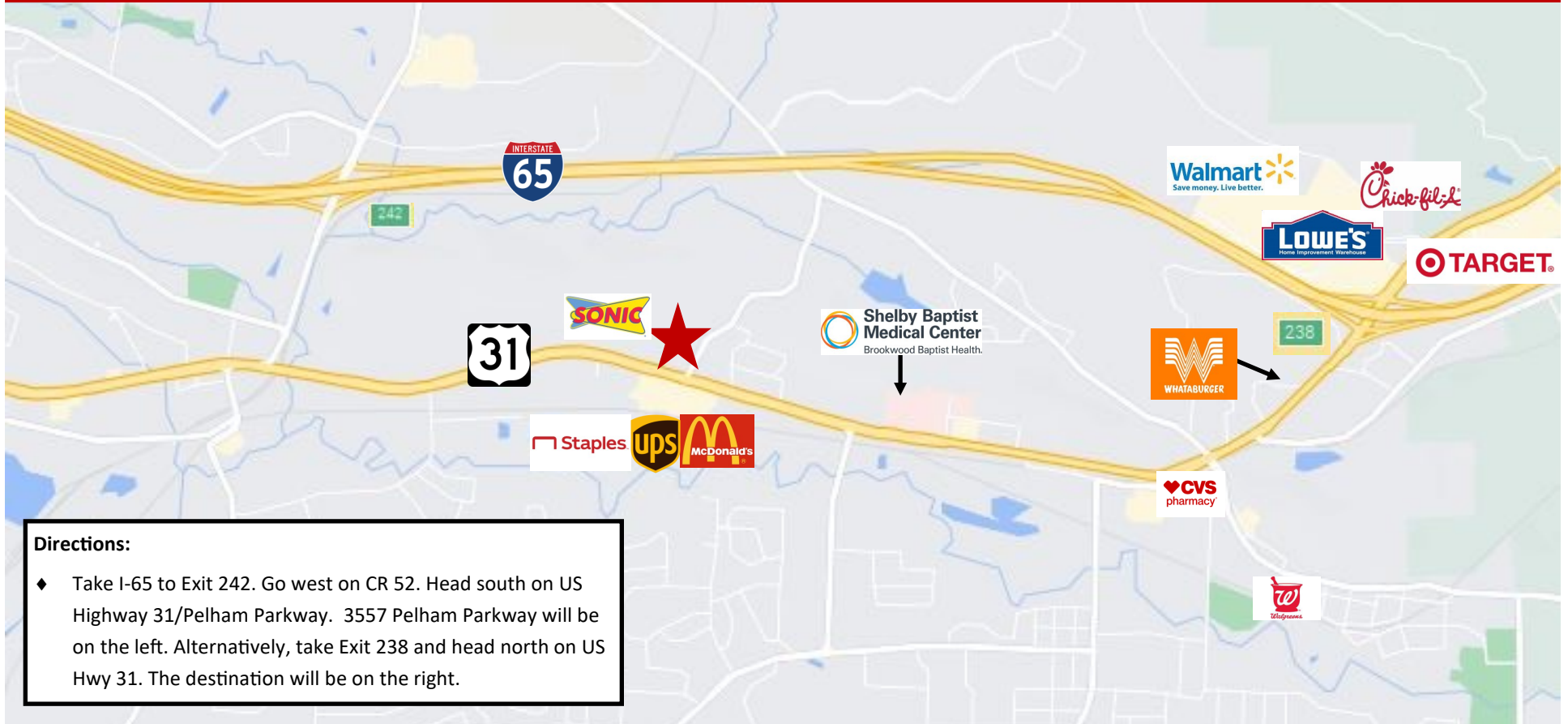
  

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$89,239	\$90,968	\$99,682
Median Household Income	\$74,490	\$73,041	\$77,744
< \$25,000	863	2,940	8,121
\$25,000 - 50,000	1,220	5,071	13,119
\$50,000 - 75,000	1,657	5,303	12,521
\$75,000 - 100,000	1,167	3,575	8,710
\$100,000 - 125,000	1,028	2,997	8,022
\$125,000 - 150,000	680	2,438	6,520
\$150,000 - 200,000	454	1,965	6,603
\$200,000+	333	1,387	5,818

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# LOCATION MAP

3557 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



## Directions:

- ♦ Take I-65 to Exit 242. Go west on CR 52. Head south on US Highway 31/Pelham Parkway. 3557 Pelham Parkway will be on the left. Alternatively, take Exit 238 and head north on US Hwy 31. The destination will be on the right.

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