

RETAIL / OFFICE BUILDING FOR SALE

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



2,480 Sq. Ft. Building on .5 Acres ◆ ASKING PRICE: \$499,000

Mark Dinan, MBA, CCIM

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markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:



Experts in Commercial
Investment Real Estate

*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**
- ◆ **Newly Painted**
- ◆ **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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International Council
of Shopping Centers



CREXi

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BIRDS EYE VIEW

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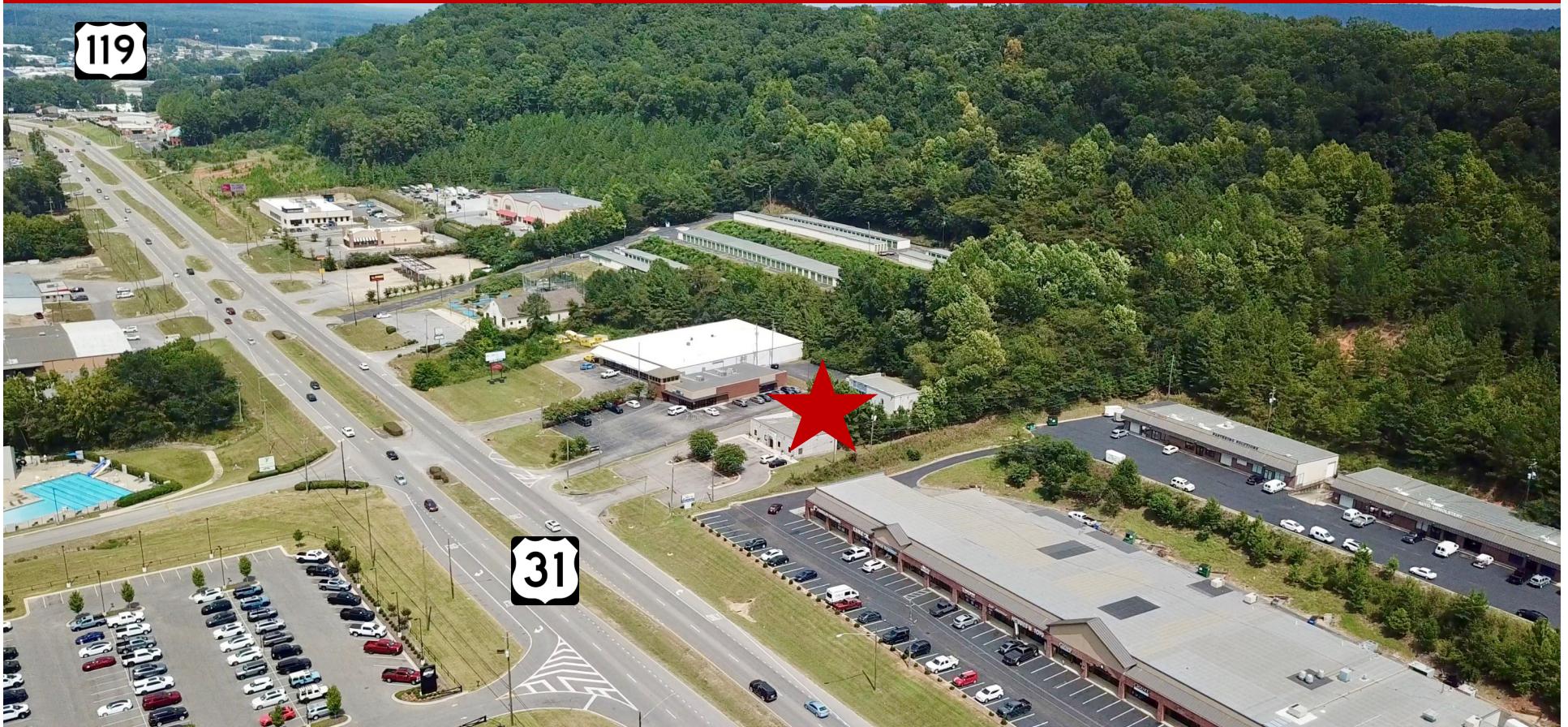
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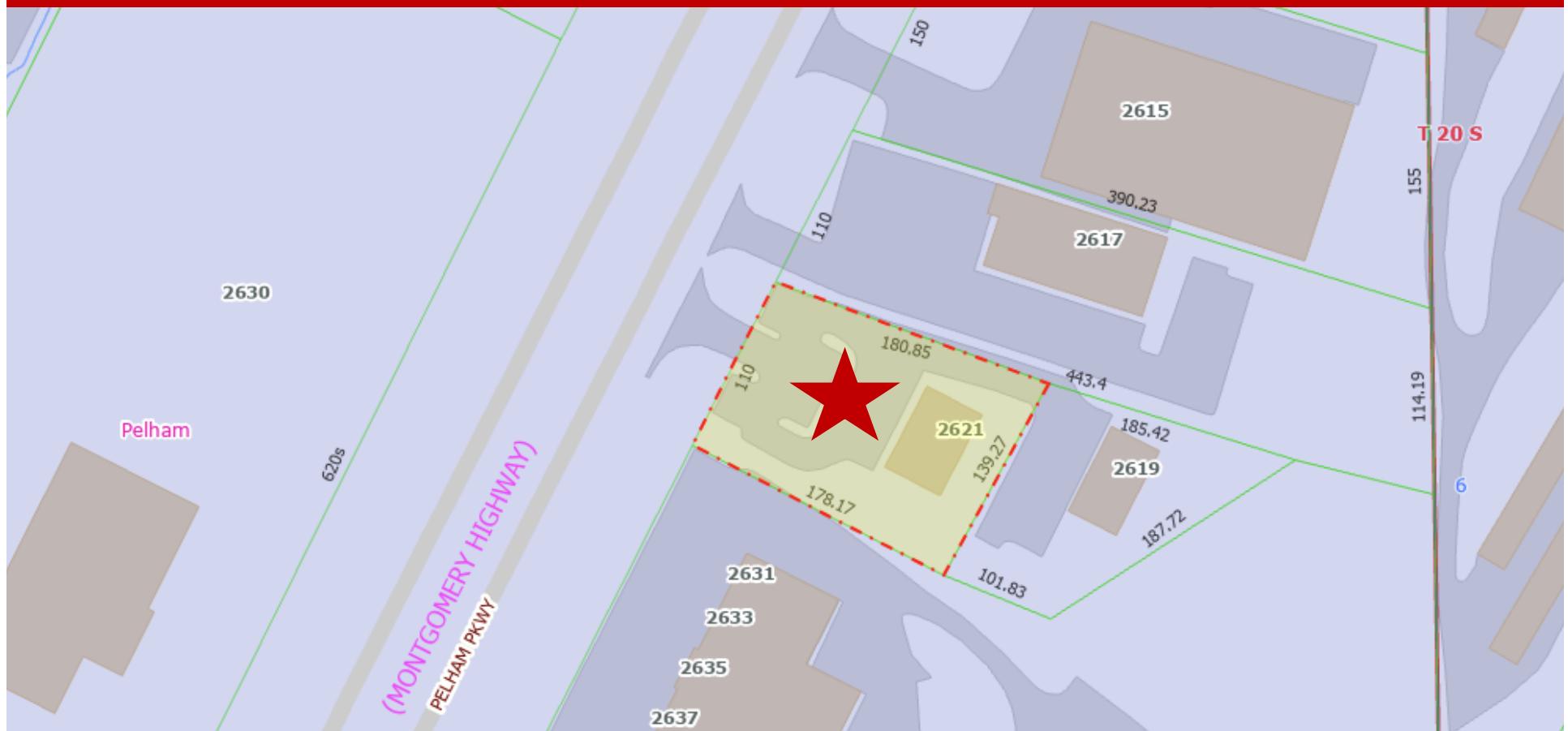
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  REALTOR CREXi

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PLAT MAP

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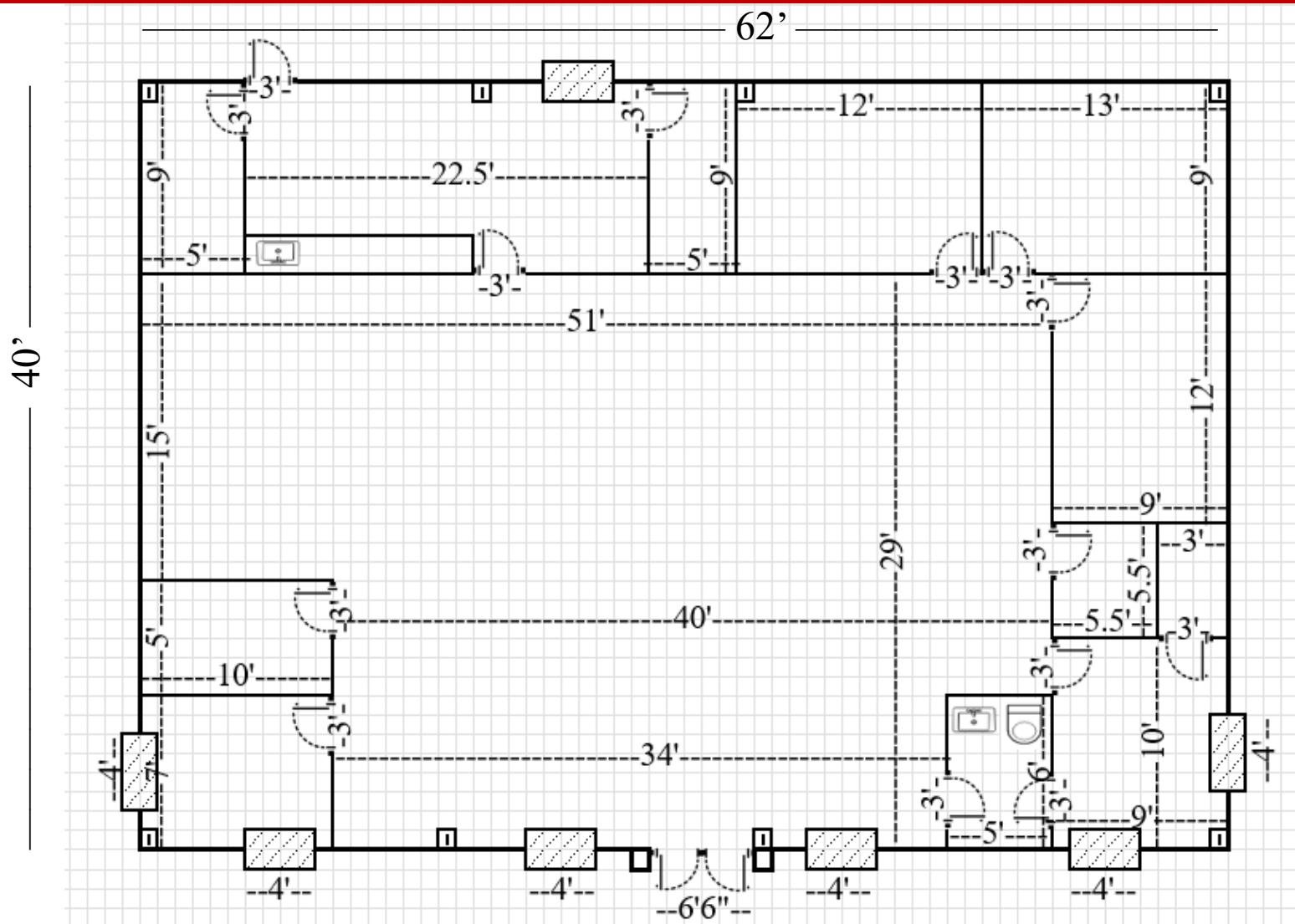
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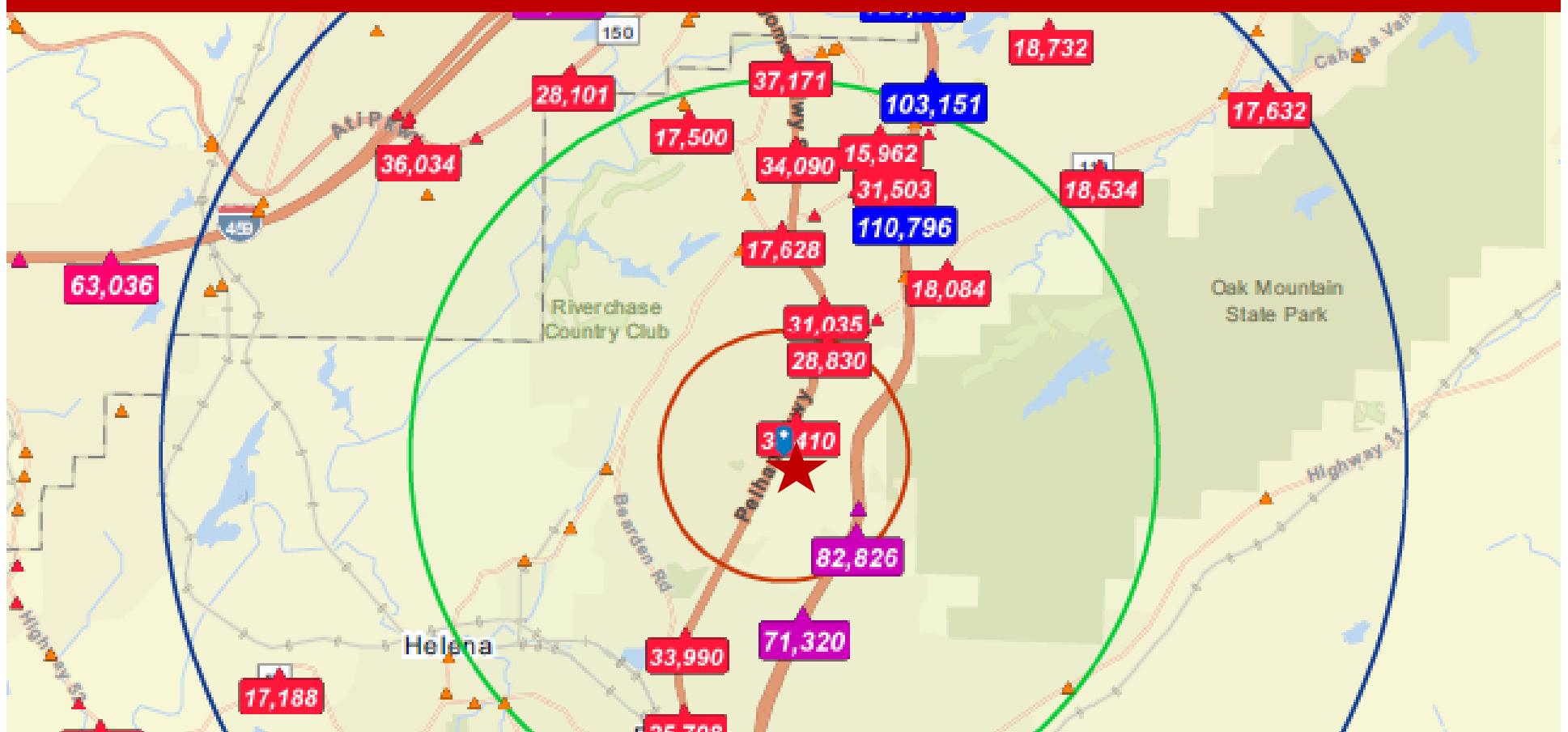
FLOOR PLAN

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TRAFFIC COUNTS

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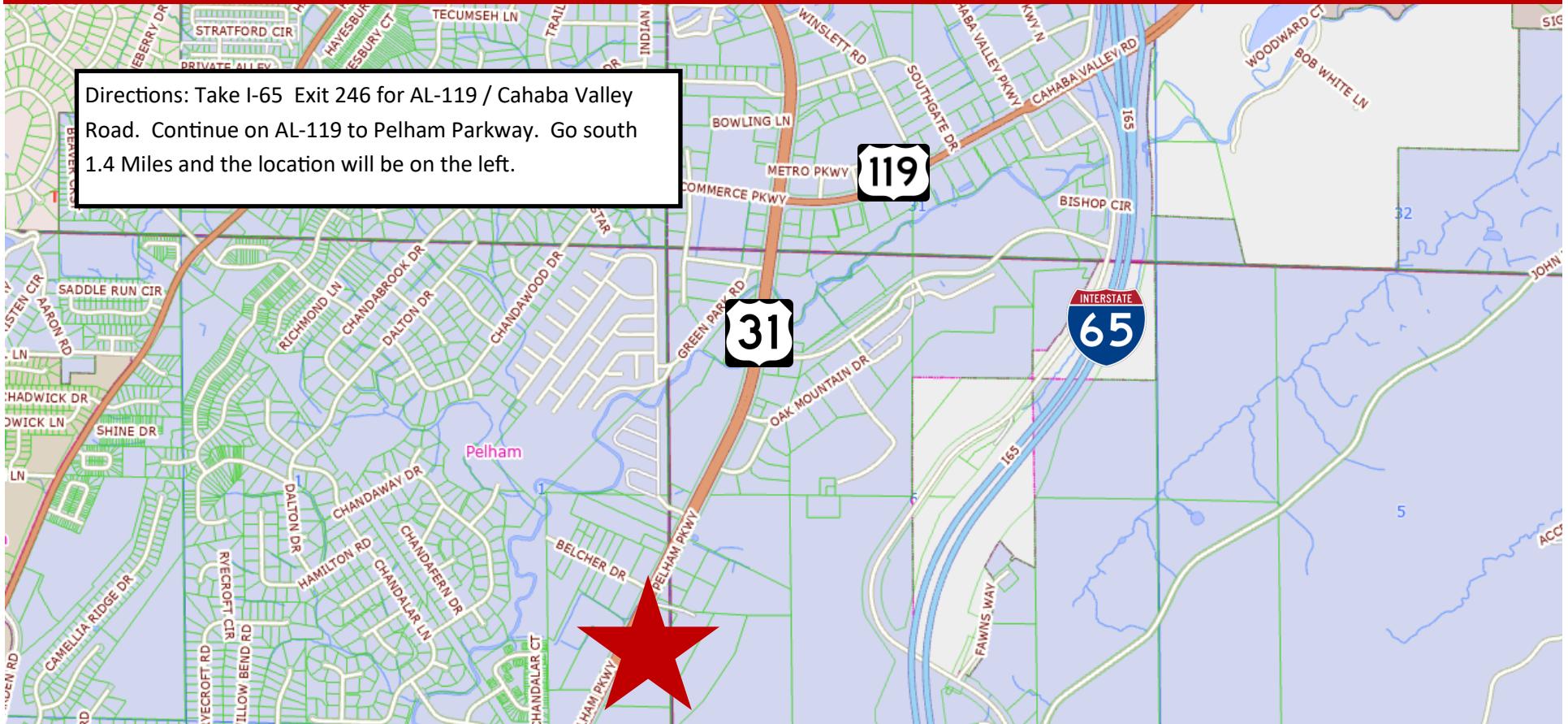
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LOCATION MAP

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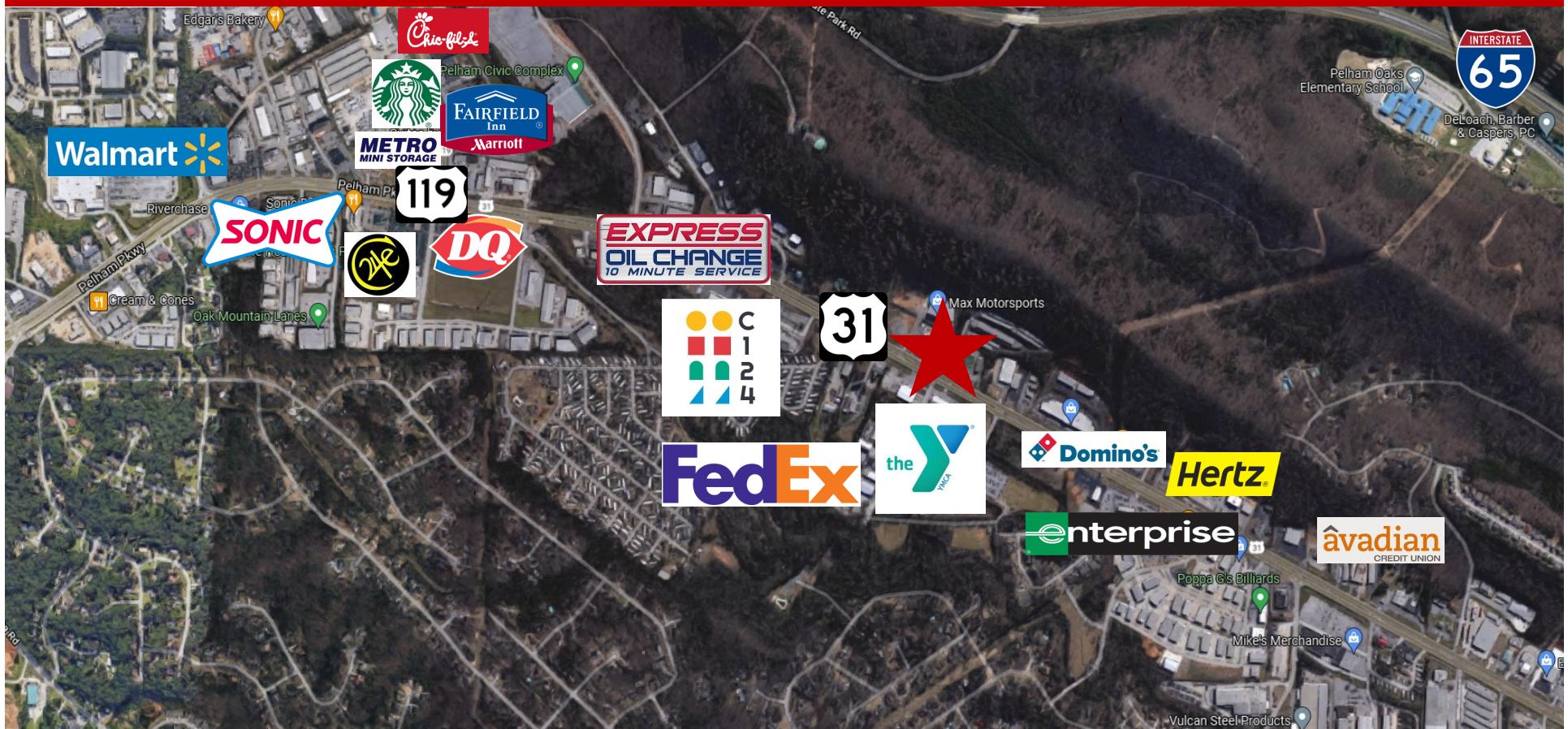
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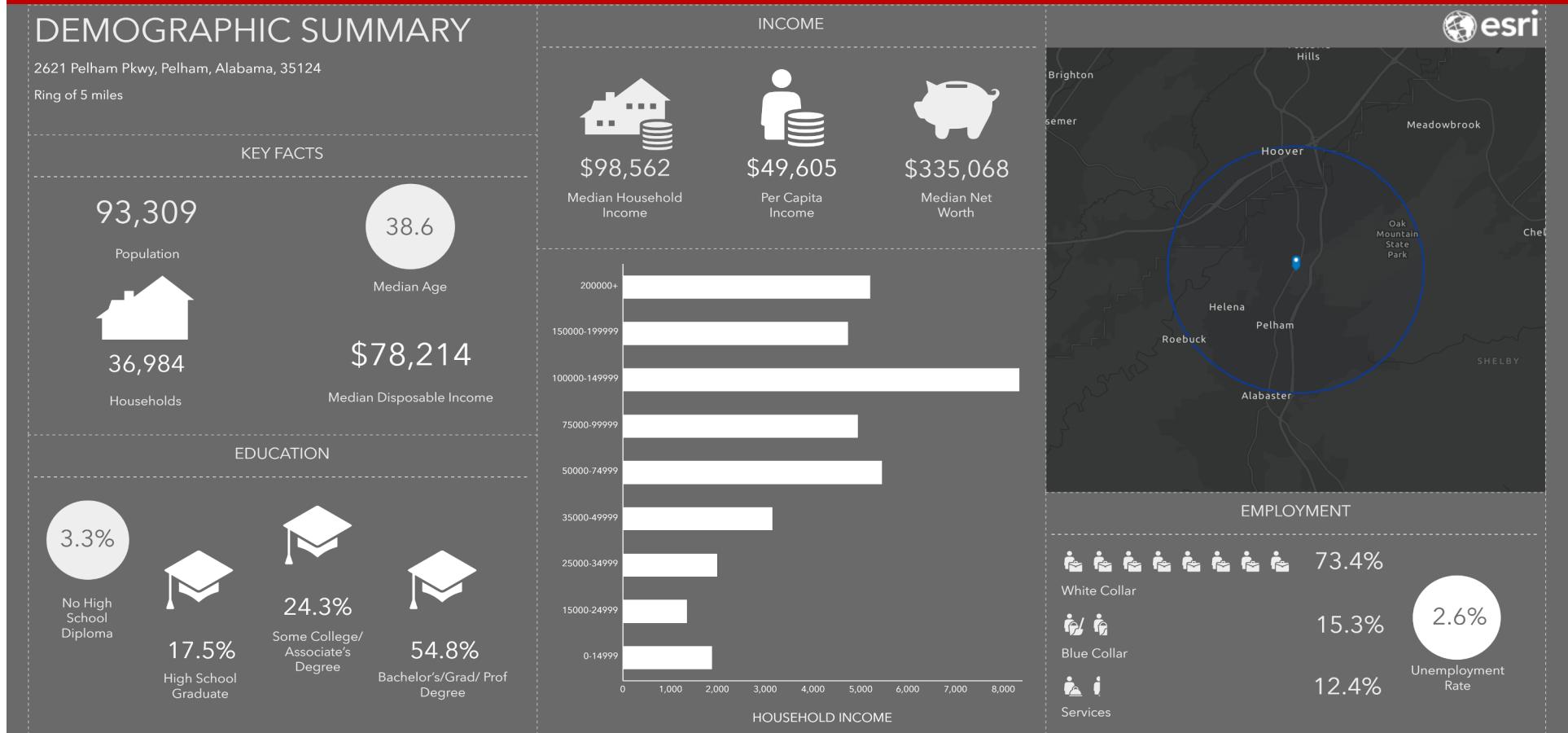
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DEMOGRAPHICS

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