

# 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**

(o) 205-980-3434

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**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

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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# BIRDS EYE VIEW

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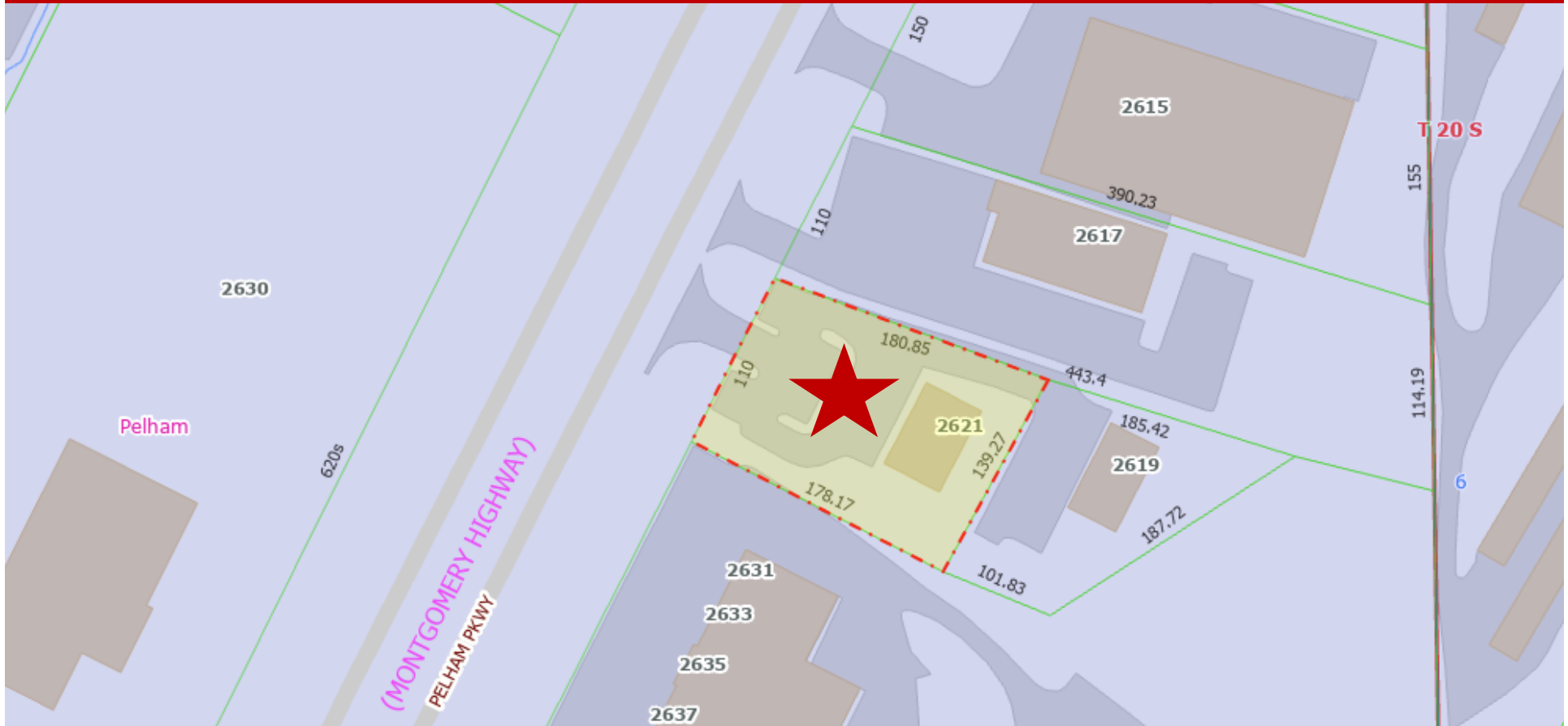


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# PLAT MAP

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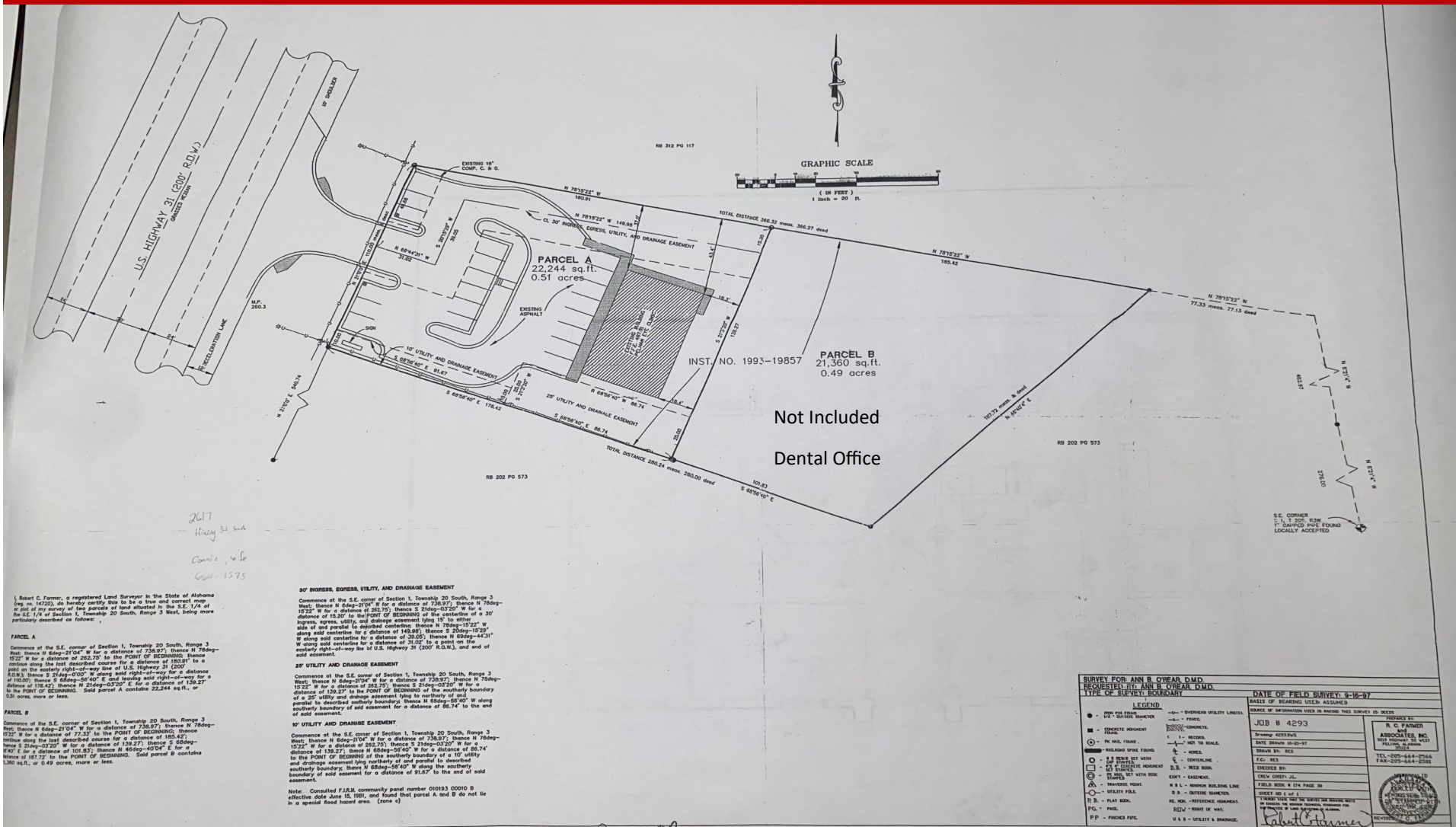
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## 2621 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



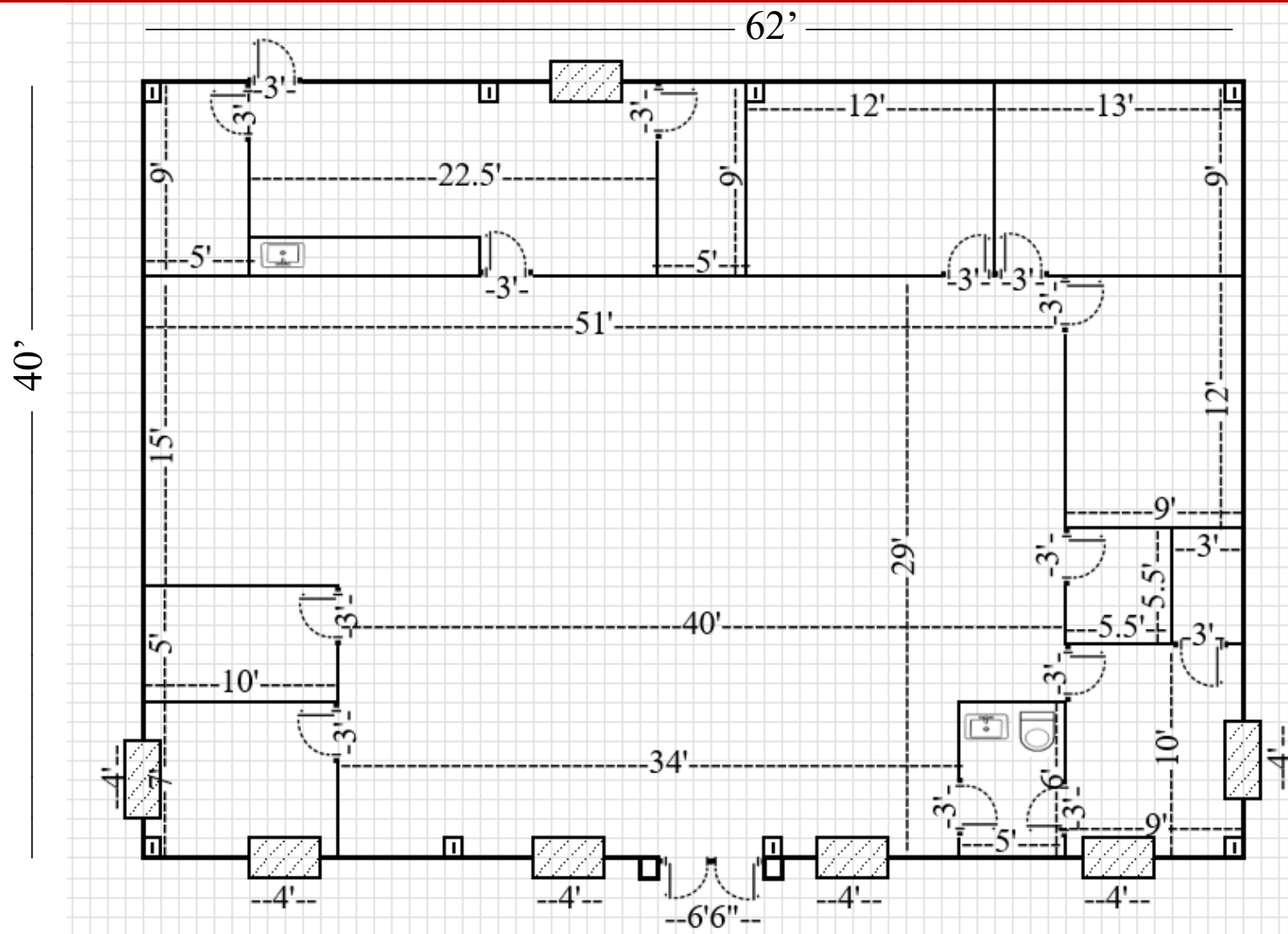
Ann O'Keefe

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# FLOOR PLAN

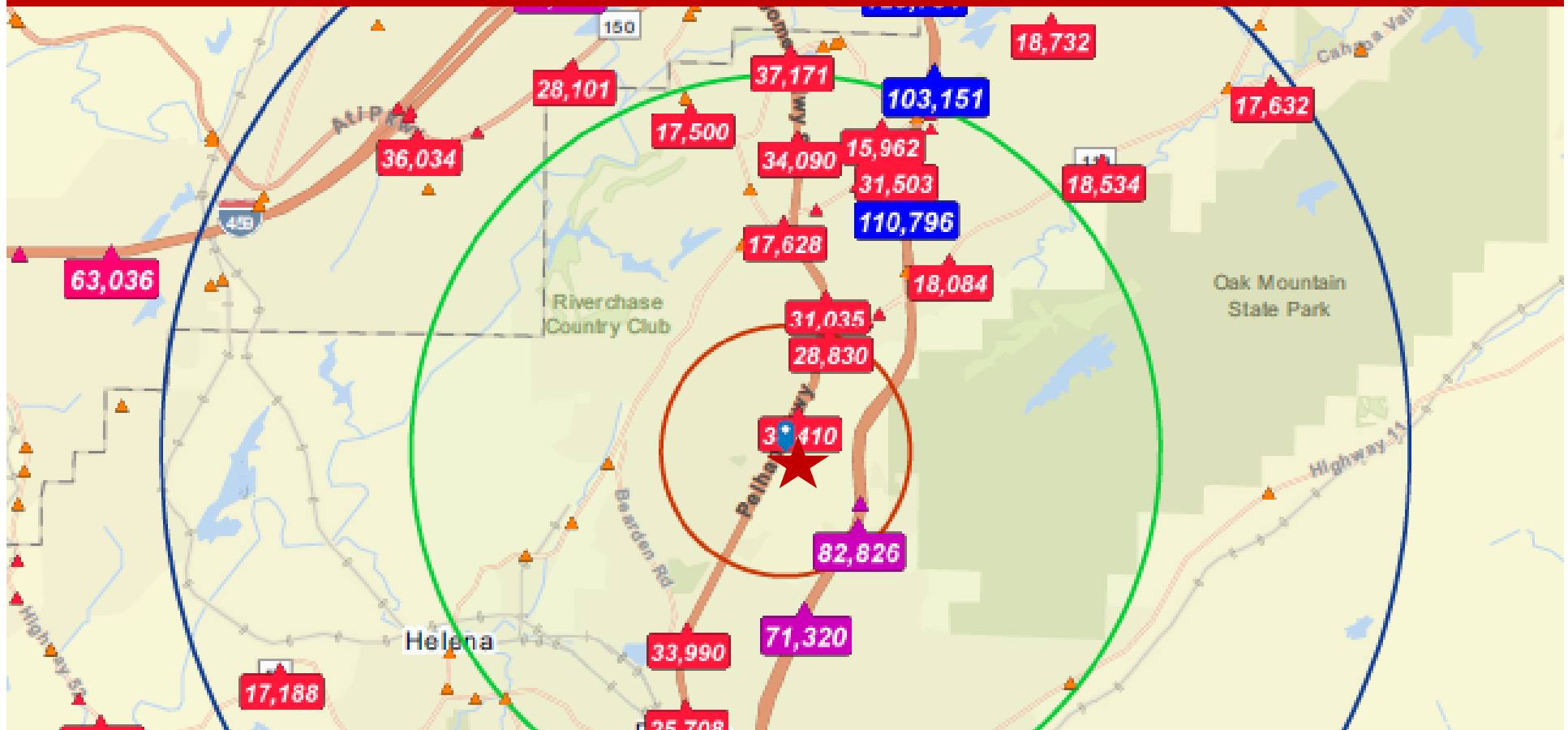
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# TRAFFIC COUNTS

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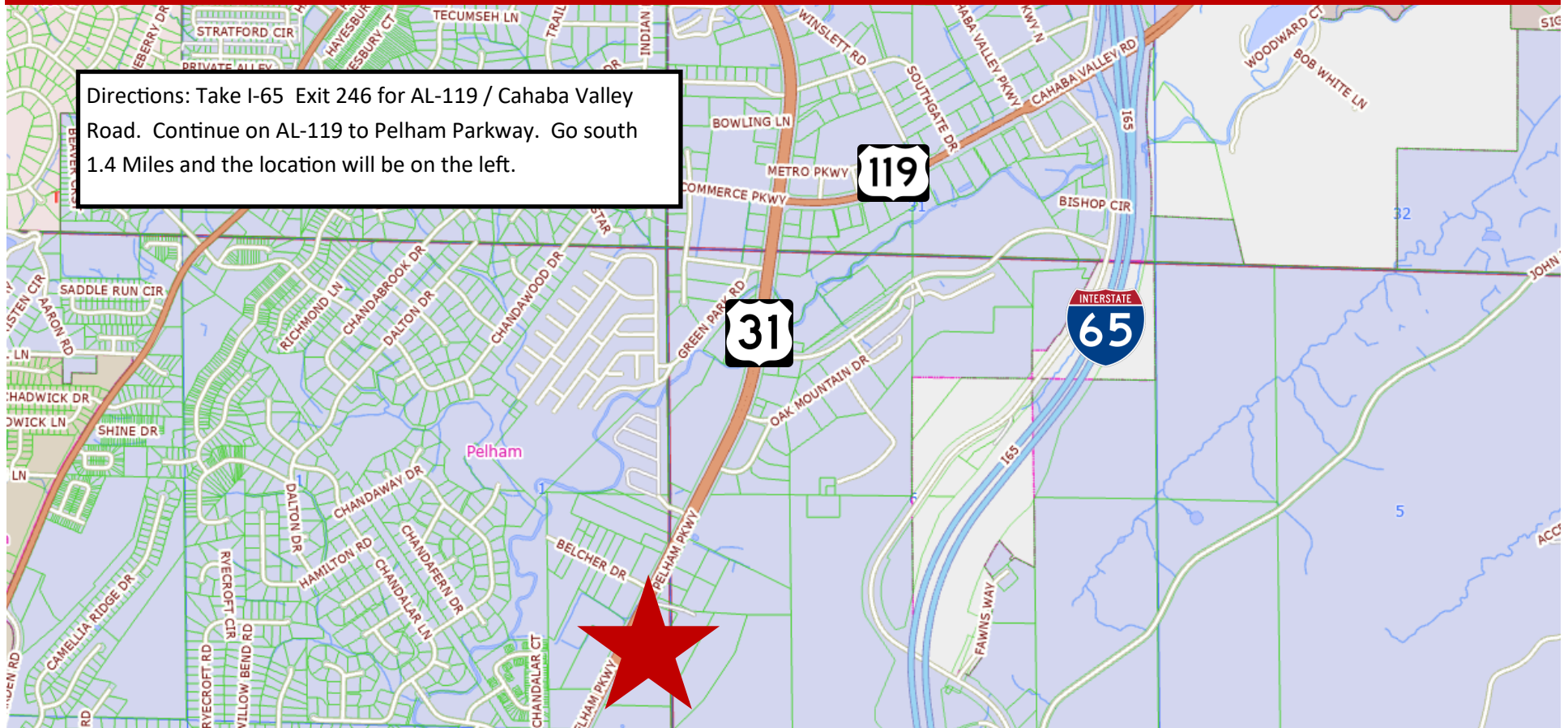


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# LOCATION MAP

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# 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



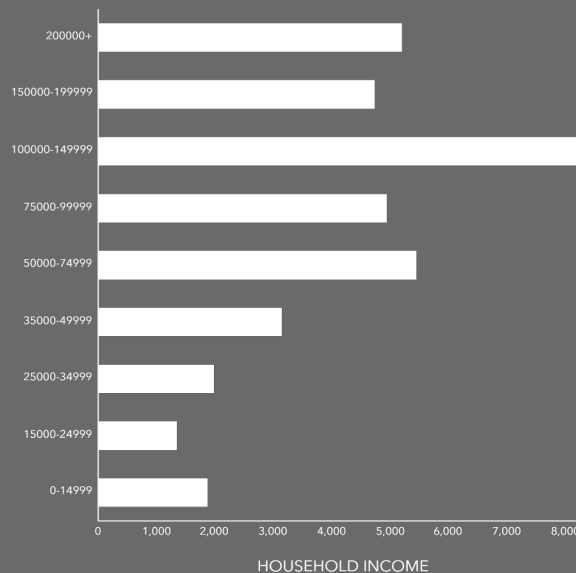
\$49,605

Per Capita Income

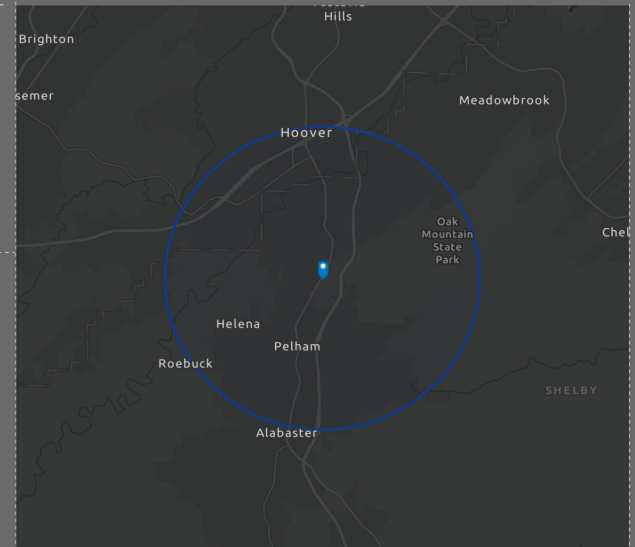


\$335,068

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



73.4%

White Collar



15.3%

Blue Collar



12.4%

Services

2.6%

Unemployment Rate

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