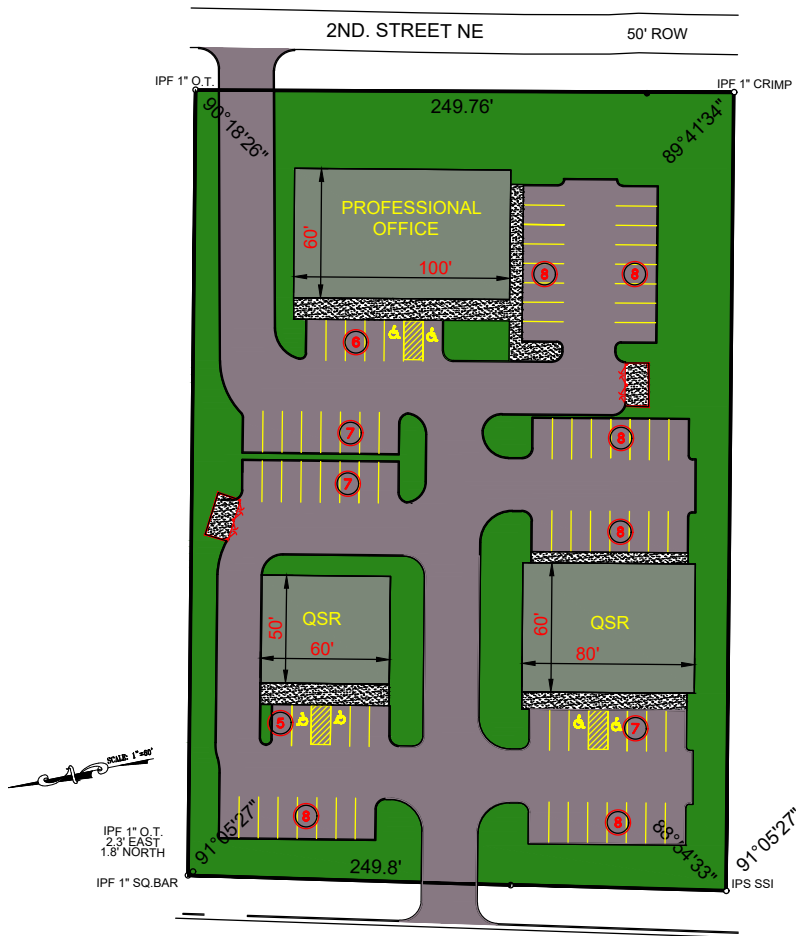


GROUND LEASE/BTS NEXT TO HOSPITAL

566 1st Street North, Alabaster, AL 35007

Prime location adjacent to Shelby Baptist Medical Center

OPTION 1: 2 QSR'S + OFFICE



ASKING RATE:

Call For Rate



SIZE:

±2.11 Acres



LOCATION:

- Easy access to major transportation arteries, including US 31 and I-65, and numerous retail amenities
- Nearby Shelby Baptist Medical Center (252 Beds and 51,000+ ER patients treated each year)
- 26,114 AADT on US 31



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

HWY 31-1ST. STREET N-MONTGOMERY HWY
OLD 50' ROW NEW 137' ROW

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

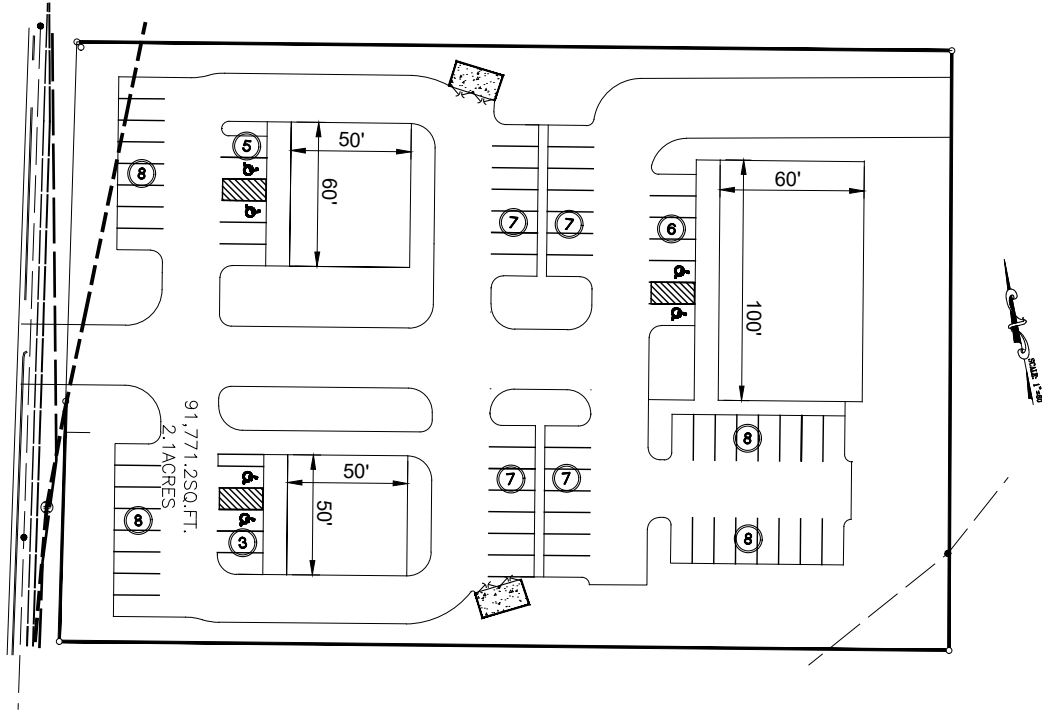
GROUND LEASE/BTS NEXT TO HOSPITAL

566 1st Street North, Alabaster, AL 35007

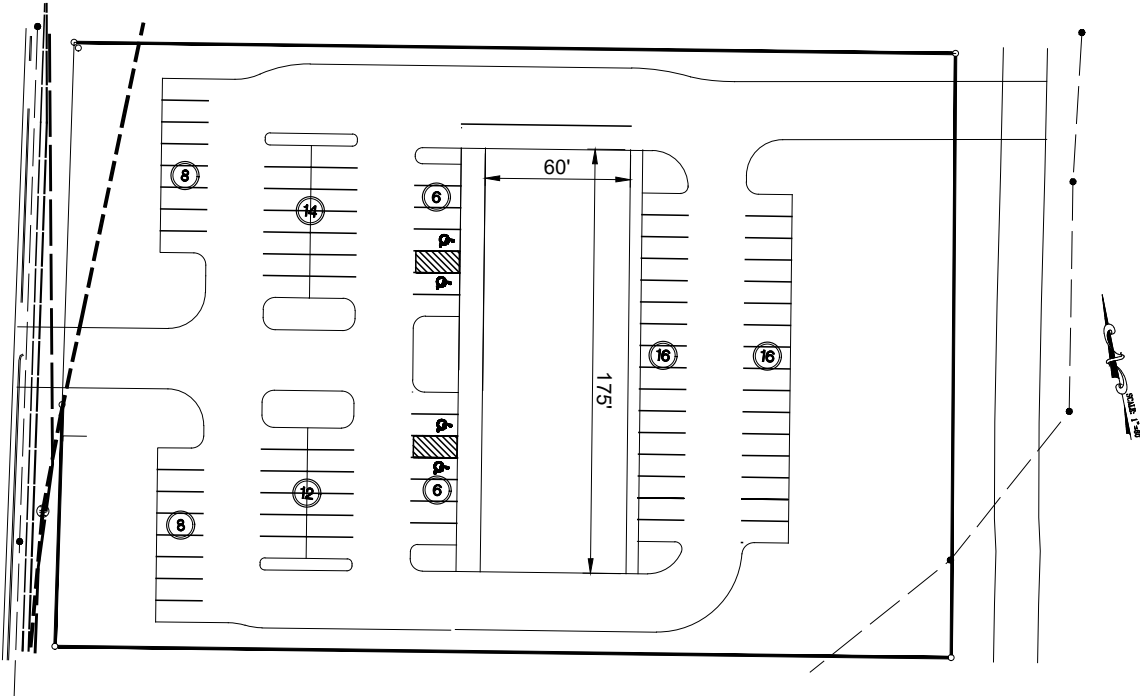
Prime location adjacent to Shelby Baptist Medical Center



OPTION 2: QSR + 2 OFFICES



OPTION 3: OFFICE ONLY



HARBERT
RETAIL

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2 North 20th Street, #1700, Birmingham, AL 35203

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FOR GROUND LEASE OR NNN LEASE

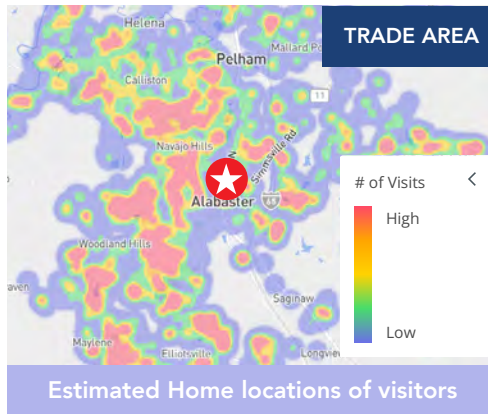
566 1st Street North, Alabaster, AL 35007

Prime location adjacent to Shelby Baptist Medical Center



12 MONTH DEMOGRAPHICS AT NEIGHBORING RETAIL CENTER

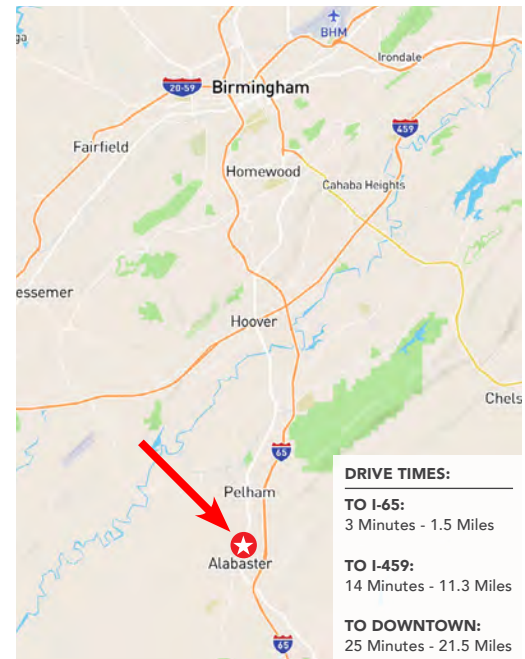
Visits	213.4K
Visitors	81.6K
Visit Frequency	2.62x
Avg Dwell Time	48 minutes
Median HH Income	\$75.2K



ALABASTER is a city and southern suburb of Birmingham MSA in Shelby County, AL. At the 2020 census, the population was 33,284. Alabaster is the 16th largest city in Alabama by number of residents. It is home to Shelby Baptist Medical Center, a 252 bed hospital which is part of the Brookwood Baptist Health network.

1,3,5 MILE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	4,341	37,936	68,792
HOUSEHOLDS			
2023 Estimated Households	1,546	13,952	25,231
INCOME			
2023 Estimated Average Household Income	\$92,854	\$111,528	\$118,827
EMPLOYEES			
2023 Estimated Total Employees	3,968	12,635	23,754



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