

**FOR LEASE**

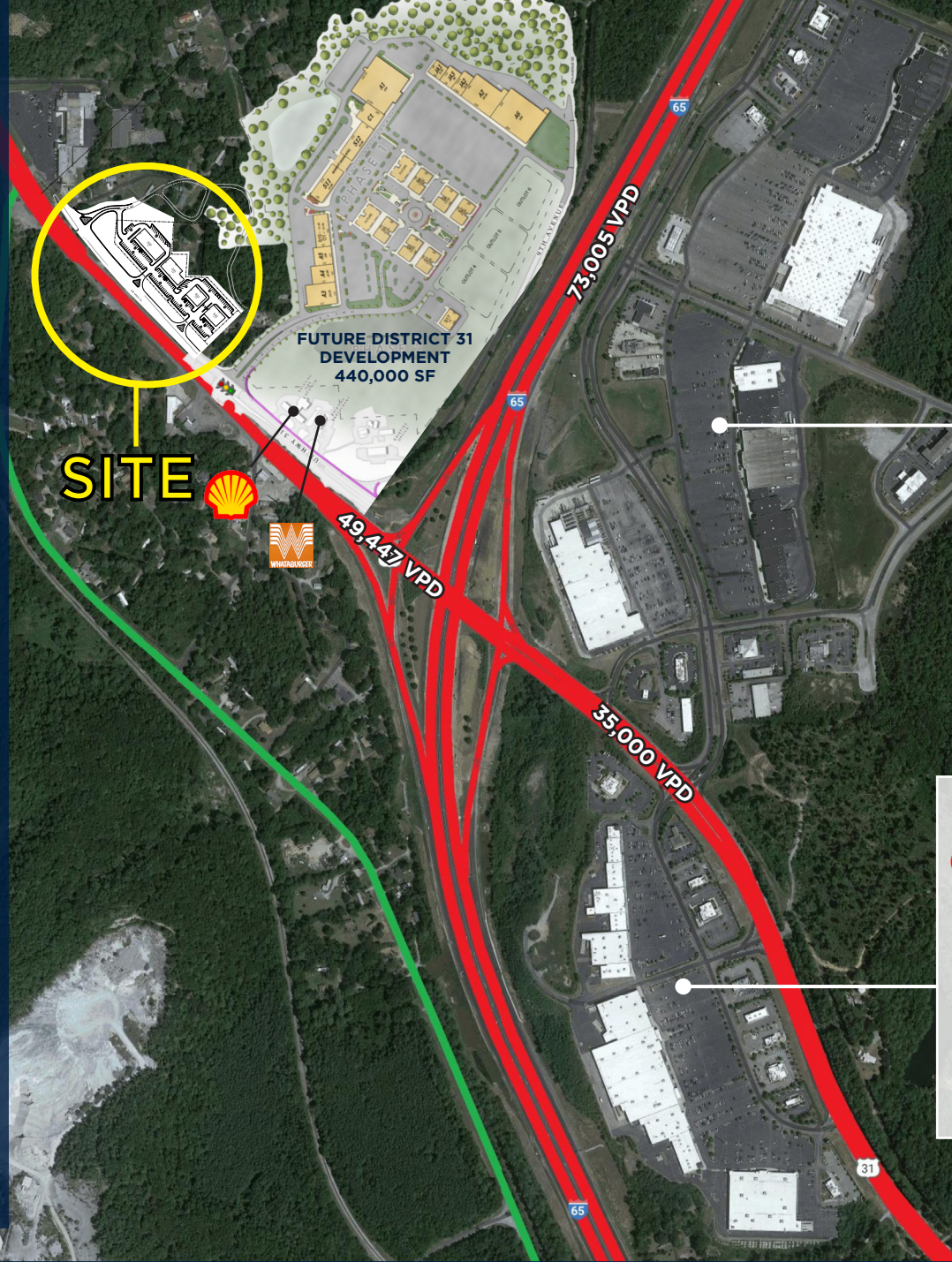
# US-HWY 31 SHOP SPACE

**US-31 & 7th Ave SE  
Alabaster, AL 35007**

Excellent location with visibility to over 49,000 vehicles per day near the intersection of I-65 & US Highway 31. Located in the center of Alabaster, recently ranked 39th Best Place to Live in America in 2020 by Money magazine.

With a trade area that extends south to Clanton in Chilton County, the project is surrounded by high-income households within a 10-mile radius of the site and several of the MSA's largest and fastest growing schools.

South of Birmingham, the state's largest city with a population of approximately 212,000 and a MSA population of nearly 1,080,000. The MSA has consistently been rated as one of America's best places to live with more than 2,000 new jobs and \$587 million in capital investments, the metro has become a powerhouse in Alabama and the Southeast.



## PROPST PROMENADE



## PROMENADE ALABASTER



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*No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.*

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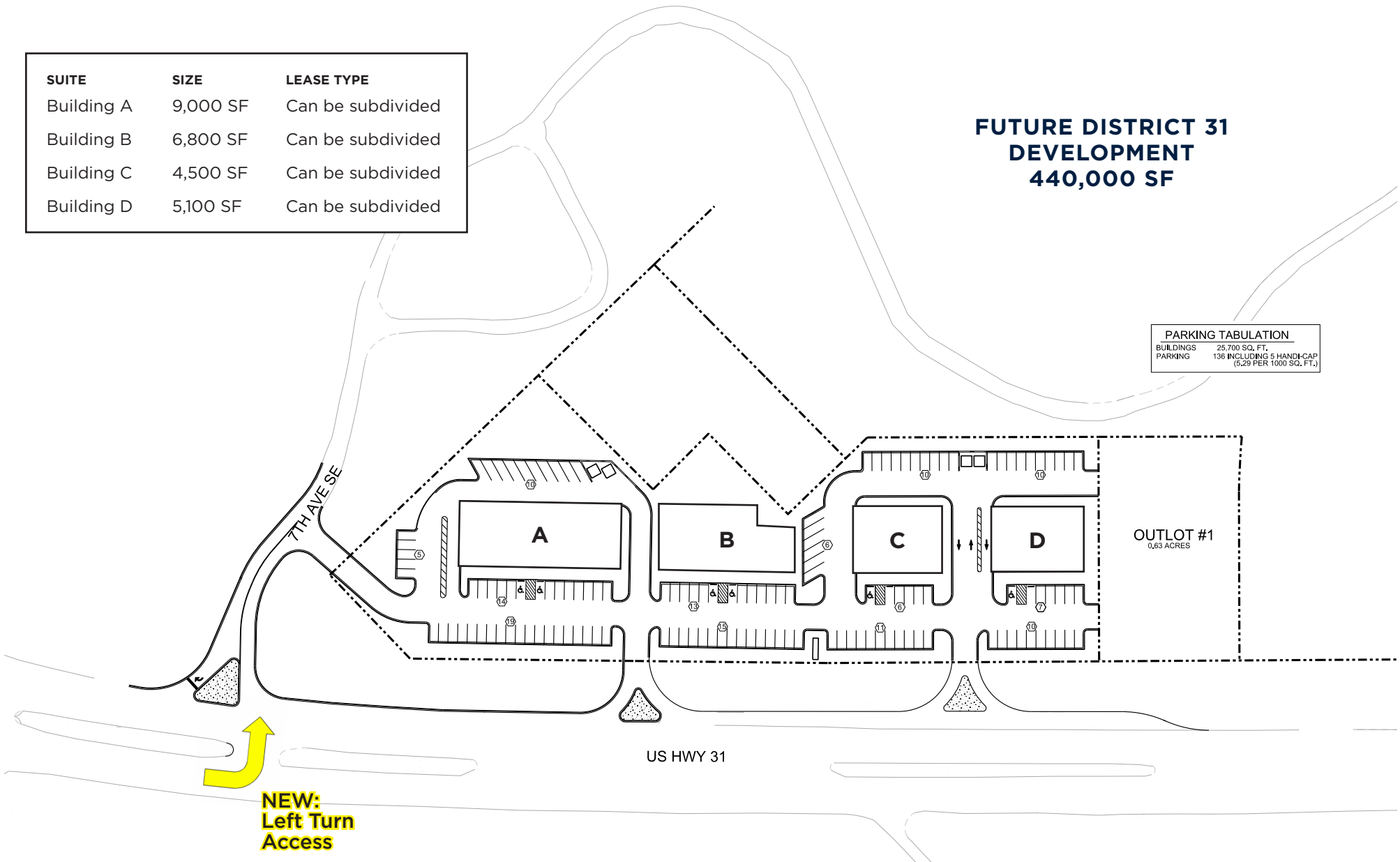
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**SITE PLAN | FOR LEASE**

SUITE	SIZE	LEASE TYPE
Building A	9,000 SF	Can be subdivided
Building B	6,800 SF	Can be subdivided
Building C	4,500 SF	Can be subdivided
Building D	5,100 SF	Can be subdivided

**FUTURE DISTRICT 31  
DEVELOPMENT  
440,000 SF**

PARKING TABULATION	
BUILDINGS	25,700 SQ. FT.
PARKING	138 INCLUDING 5 HANDI-CAP (5.29 PER 1000 SQ. FT.)



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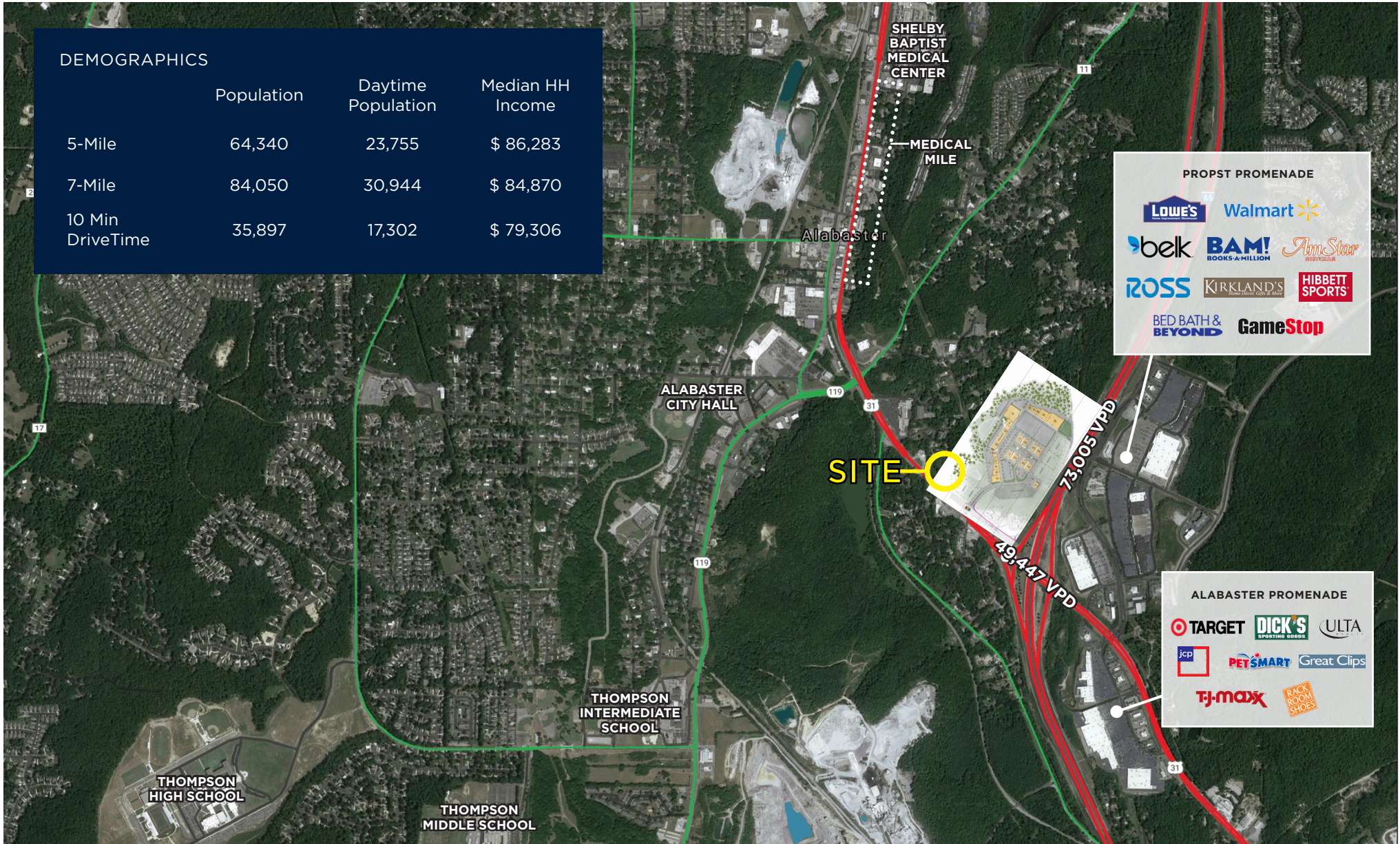
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**AERIAL | FOR LEASE**

DEMOGRAPHICS			
	Population	Daytime Population	Median HH Income
5-Mile	64,340	23,755	\$ 86,283
7-Mile	84,050	30,944	\$ 84,870
10 Min DriveTime	35,897	17,302	\$ 79,306



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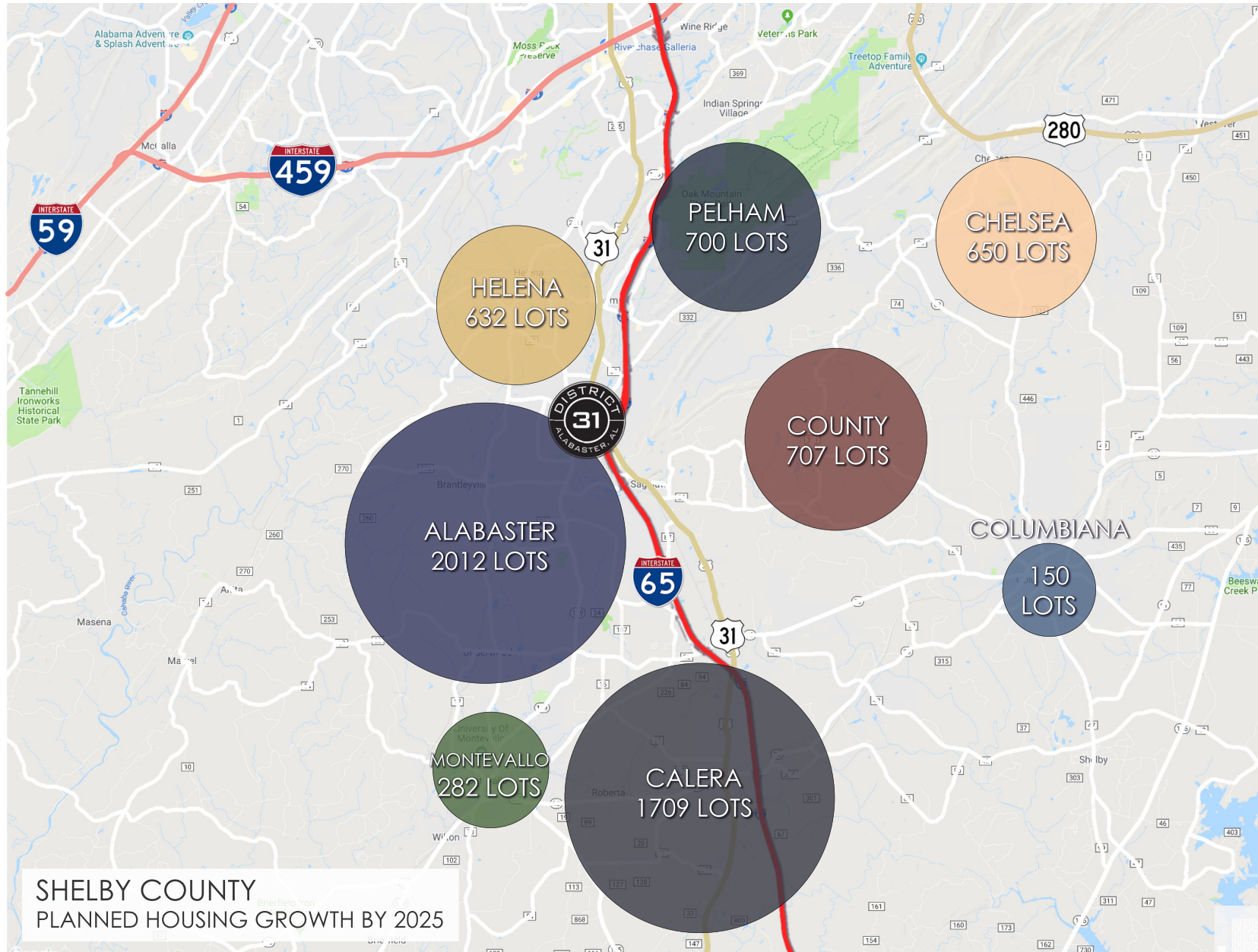
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# US-31 SHOP SPACE

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**HOUSING STUDY | FOR LEASE**



SHELBY COUNTY  
PLANNED HOUSING GROWTH BY 2025

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