

Birmingham Mixed Use Building

3500 Pelham Parkway | Pelham, AL 35124



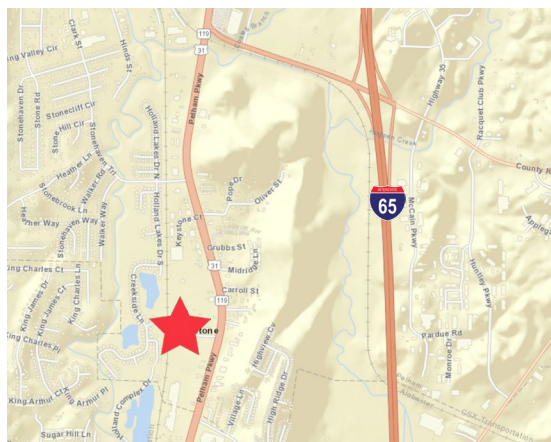
TAKE A TOUR

Overview

BUILDING SIZE	121,346 SF
PARCEL SIZE	16.54 Acres

Description

- Mixed use building with direct access to Highway 31/Pelham Parkway in Pelham, AL
- Less than one mile from I-65
- Large open areas with high ceilings (16' maximum clearance) plus additional built-out office space
- Six roll up dock doors - two dock height and four drive-in
- 802 parking spots, 6:1000 parking ratio
- Only 20 minutes from Birmingham, the largest city in Alabama with 1M MSA population
- Mercedes Benz's first assembly plant outside of Germany is just west of Birmingham
- Located in Shelby County, Alabama's fastest growing county



Demographics

	10 MINUTES	15 MINUTES	25 MINUTES
Population	30,494	67,474	302,867
Average HH Income	\$81,332	\$88,384	\$102,149
Total Daytime Population	31,463	70,098	325,324

Year: 2020 | Source: Esri

Traffic Counts

Pelham Parkway/U.S. Hwy 31, adjacent to Site	28,511 VPD
Pelham Parkway/U.S. Hwy 31, S of Site	29,557 VPD
County Road 52, N of Site	27,859 VPD
I-65 Northbound, S of Site	73,525 VPD

Year: 2019 | Source: ALDOT

Contact

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Industrial: Office/Warehouse

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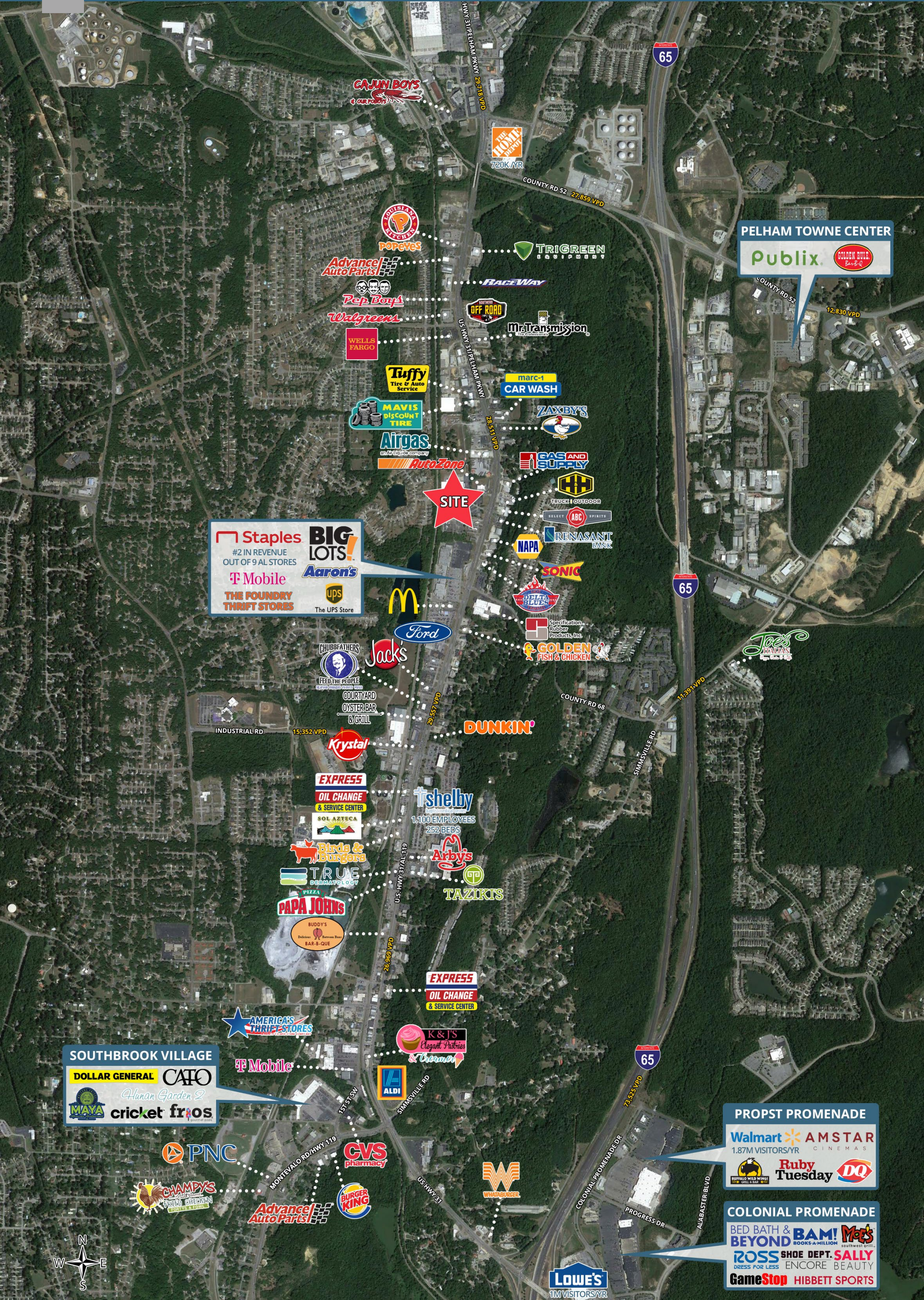


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Staples
#2 IN REVENUE
OUT OF 9 AL STORES

BIG LOTS!

T Mobile

THE FOUNDRY THRIFT STORES

Aaron's

UPS
The UPS Store

PELHAM TOWNE CENTER

Publix

GOLDEN BOWL
Bar-B-Q

PROPST PROMENADE

Walmart **AMSTAR**
1.87M VISITORS/YR
CINEMAS

Ruby Tuesday **DQ**

COLONIAL PROMENADE

BED BATH & BEYOND **BAM!** **Moe's**
BOOKS-A-MILLION southwest grill

ROSS **SHOE DEPT. SALLY**
DRESS FOR LESS ENCORE BEAUTY

GameStop **HIBBETT SPORTS**

SOUTHBROOK VILLAGE

DOLLAR GENERAL **CAFO**

MAYA **cricket fr:os**

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Executive Summary

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	10 minutes	15 minutes	25 minutes
Population			
2020 Population	30,494	67,474	302,867
2000 Population	23,909	48,961	229,550
2010 Population	28,384	61,981	280,016
2025 Population	31,779	70,925	314,937
2000-2010 Annual Rate	1.73%	2.39%	2.01%
2010-2020 Population: Annual Growth Rate	0.70%	0.83%	0.77%
2020-2025 Population: Annual Growth Rate	0.83%	1.00%	0.78%
2020 Median Age	36.5	37.0	37.1
Households			
2000 Households	8,787	18,894	93,258
2010 Households	10,520	23,363	111,954
2020 Total Households	11,224	25,086	119,866
2025 Total Households	11,684	26,282	124,258
2000-2010 Annual Rate	1.82%	2.15%	1.84%
2010-2020 Households: Annual Growth Rate	0.63%	0.70%	0.67%
2020-2025 Households: Annual Growth Rate	0.81%	0.94%	0.72%
2020 Average Household Size	2.69	2.67	2.49
Housing Units			
2020 Total Housing Units	12,062	26,769	132,025
2020 Owner Occupied Housing Units	9,472	20,982	81,856
2020 Renter Occupied Housing Units	1,753	4,104	38,010
2020 Vacant Housing Units	838	1,683	12,159
Race and Ethnicity			
2020 White Alone	76.9%	76.9%	73.4%
2020 Black Alone	14.9%	14.3%	17.2%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2020 Asian Alone	1.7%	2.0%	3.6%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	8.4%	9.5%	7.1%
Income			
2020 Median Household Income	\$66,621	\$70,562	\$76,299
2020 Average Household Income	\$81,332	\$88,384	\$102,149
2020 Per Capita Income	\$30,034	\$32,524	\$40,395
2020 Population 25+ by Educational Attainment			
Total	20,692	45,520	205,483
High School Graduate	17.7%	15.9%	14.0%
GED/Alternative Credential	3.9%	3.1%	2.2%
Some College, No Degree	25.7%	24.2%	20.4%
Associate Degree	10.1%	8.7%	7.3%
Bachelor's Degree	24.4%	27.6%	31.5%
Graduate/Professional Degree	10.7%	13.0%	19.5%
Data for all businesses in area			
Total Businesses:	1,572	3,426	14,183
Total Employees:	17,011	38,463	183,328
Total Residential Population:	30,494	67,474	302,867
Employee/Residential Population Ratio:	1:1	1:1	1:1
2020 Total Daytime Population	31,463	70,098	325,324
Workers	16,127	36,174	176,893
Residents	15,336	33,924	148,431