FORMER WHATABURGER
16064 US-280 W, Chelsea, AL 35043

EXCLUSIVE AGENT(S)
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EXECUTIVE SUMMARY

LOCATION OVERVIEW
Chelsea is a city in Shelby County, Alabama, it is part of the Birmingham metropolitan area. The current population for Chelsea is approximately 12,341. Chelsea is widely considered the fastest growing city in Shelby County, which is the fastest growing county in the state of Alabama.

PROPERTY HIGHLIGHTS
• Available: 2,063 SF freestanding building
• Chelsea, AL is the fastest growing city in Shelby County
• Signalized access across from Walmart Supercenter
• Excellent visibility from Highway 280
• Traffic Count: 37,570 AADT, Highway 280

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>9,855</td>
<td>27,099</td>
<td>57,841</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>3,732</td>
<td>9,929</td>
<td>21,782</td>
</tr>
<tr>
<td>AVERAGE HH INCOME</td>
<td>103,098</td>
<td>116,808</td>
<td>122,585</td>
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SITE PLAN

U.S. HIGHWAY 280
(310’ RIGHT OF WAY)

AVAILABLE
2,063 SF

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