

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 and the #1 most affordable place to live in Alabama (Shelby Co.) by SmartAsset.

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.



retail specialists

SCOTT PLUMMER

205.913.2054

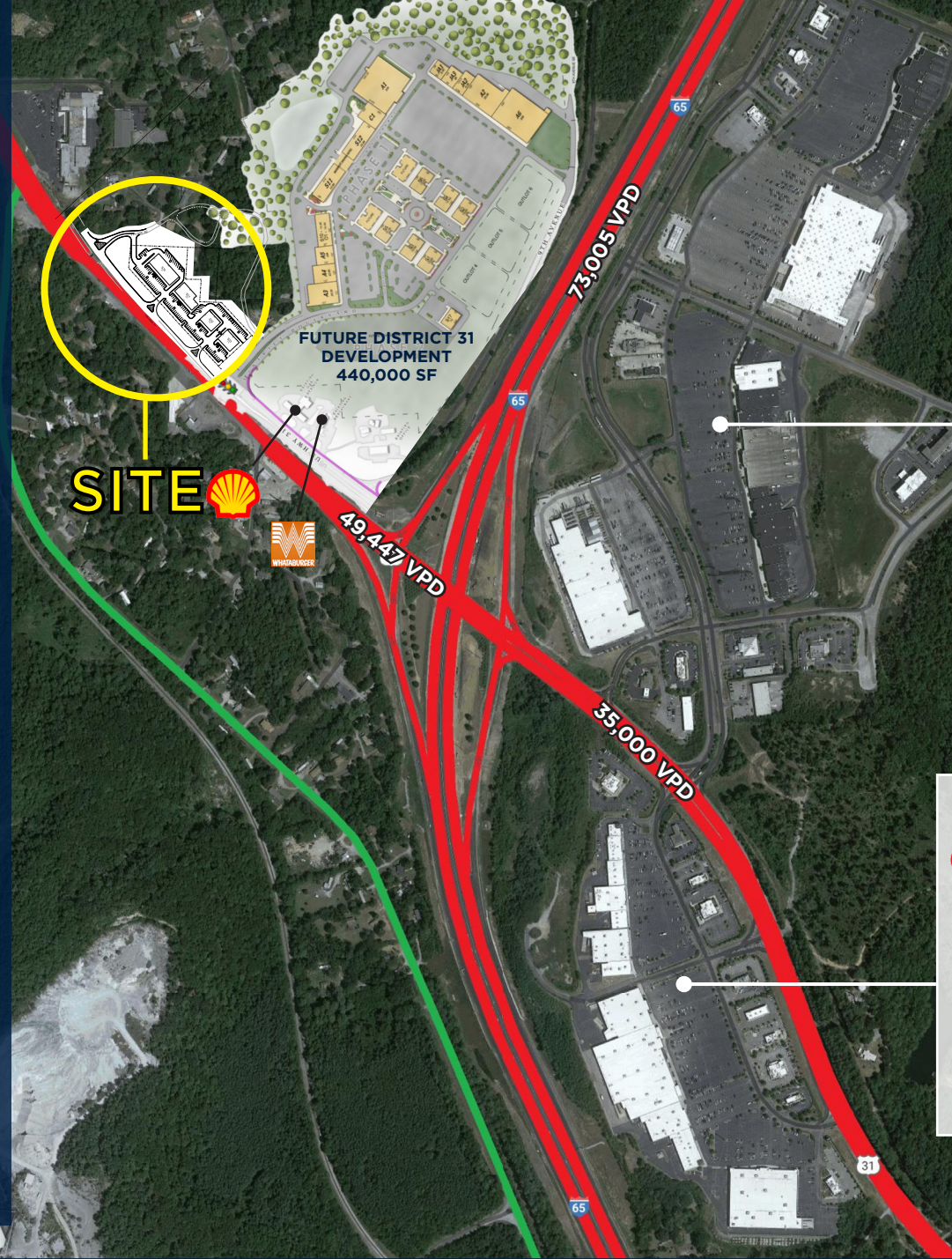
scott.plummer@retailspecialists.com

SID KNIGHT

205.905.5709

sid@retailspecialists.com

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PROPT PROMENADE



PROMENADE ALABASTER



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US-31 SHOP SPACE

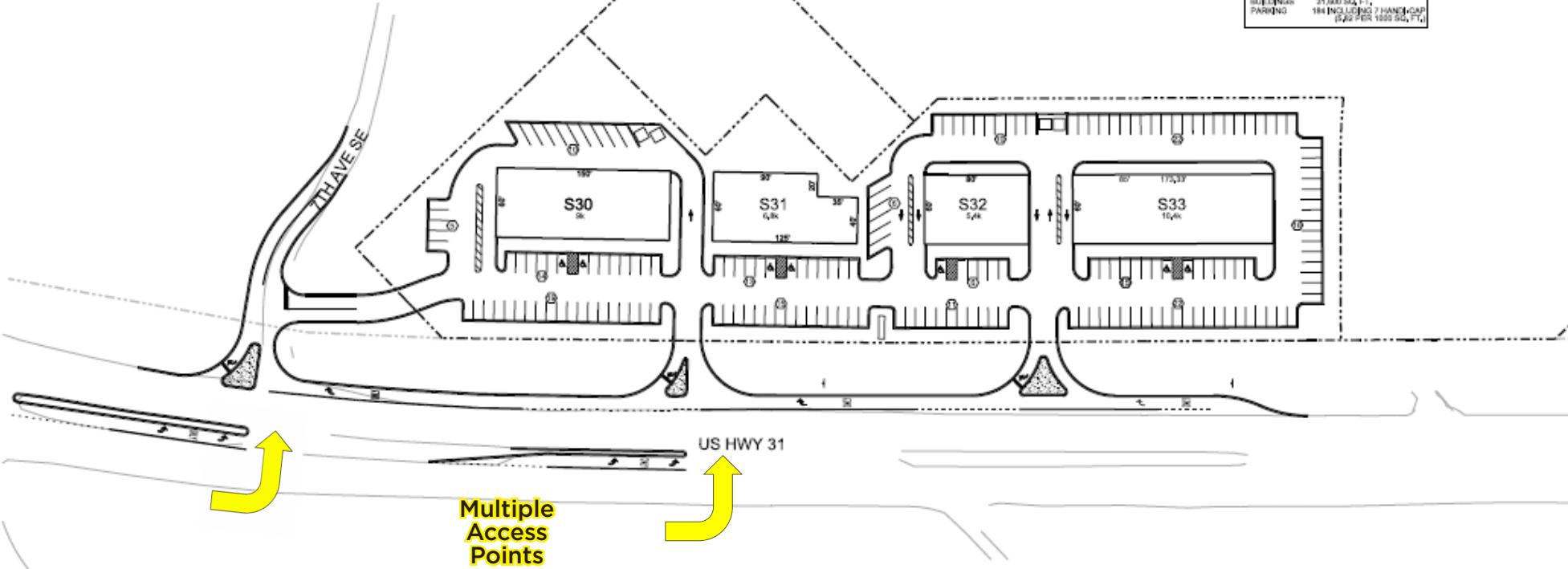
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SITE PLAN | FOR LEASE

SUITE	SIZE	LEASE TYPE
S30	9,000 SF	Can be subdivided
S31	6,800 SF	Can be subdivided
S32	5,400 SF	Can be subdivided
S33	10,400 SF	Can be subdivided

FUTURE DISTRICT 31
DEVELOPMENT
440,000 SF

PARKING TABULATION	
SUITE/DRS	31,000 SQ. FT.
PARKING	184 INCLUDING 7 HANDICAP (5.72 PER 1000 SQ. FT.)



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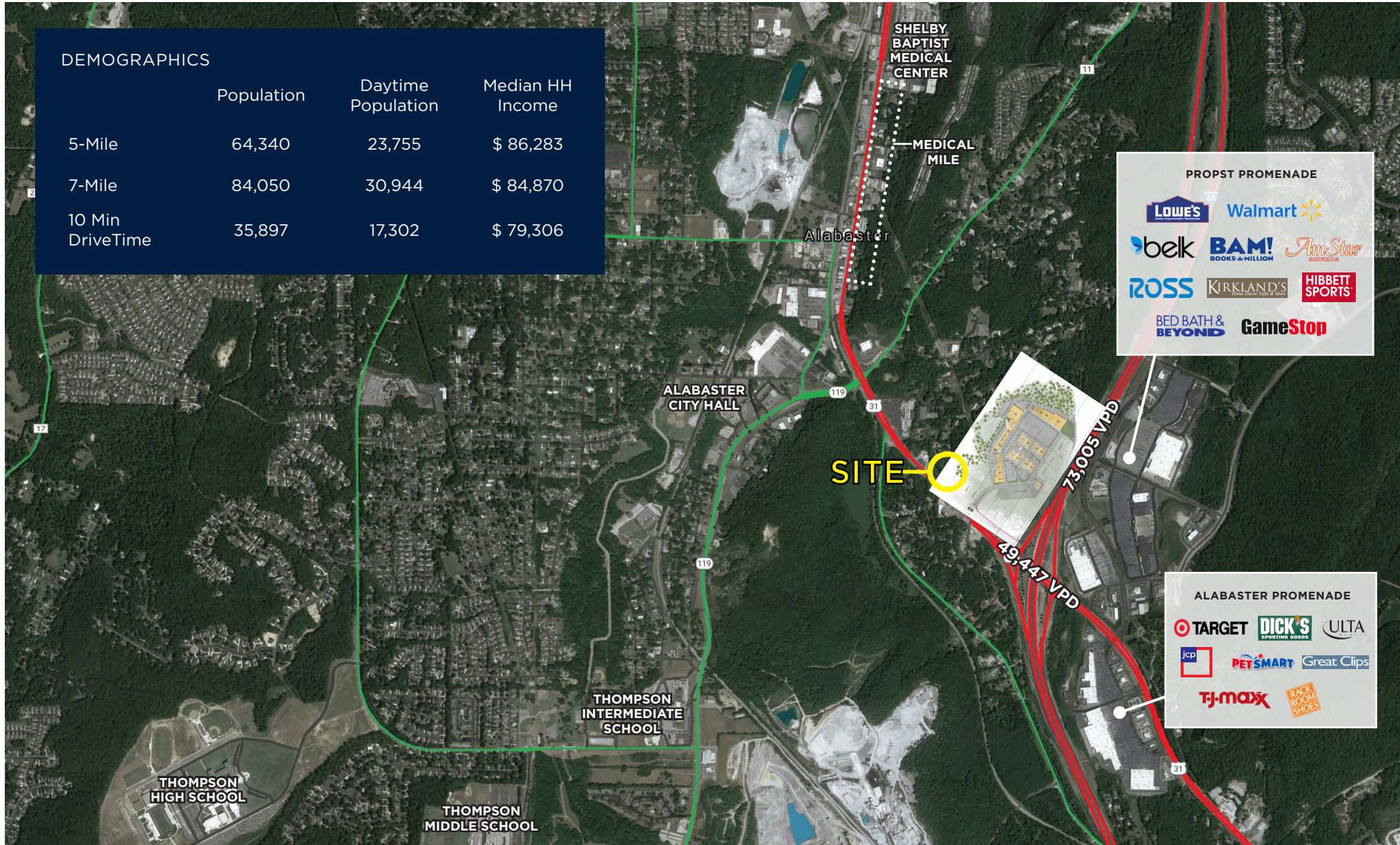
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AERIAL | FOR LEASE

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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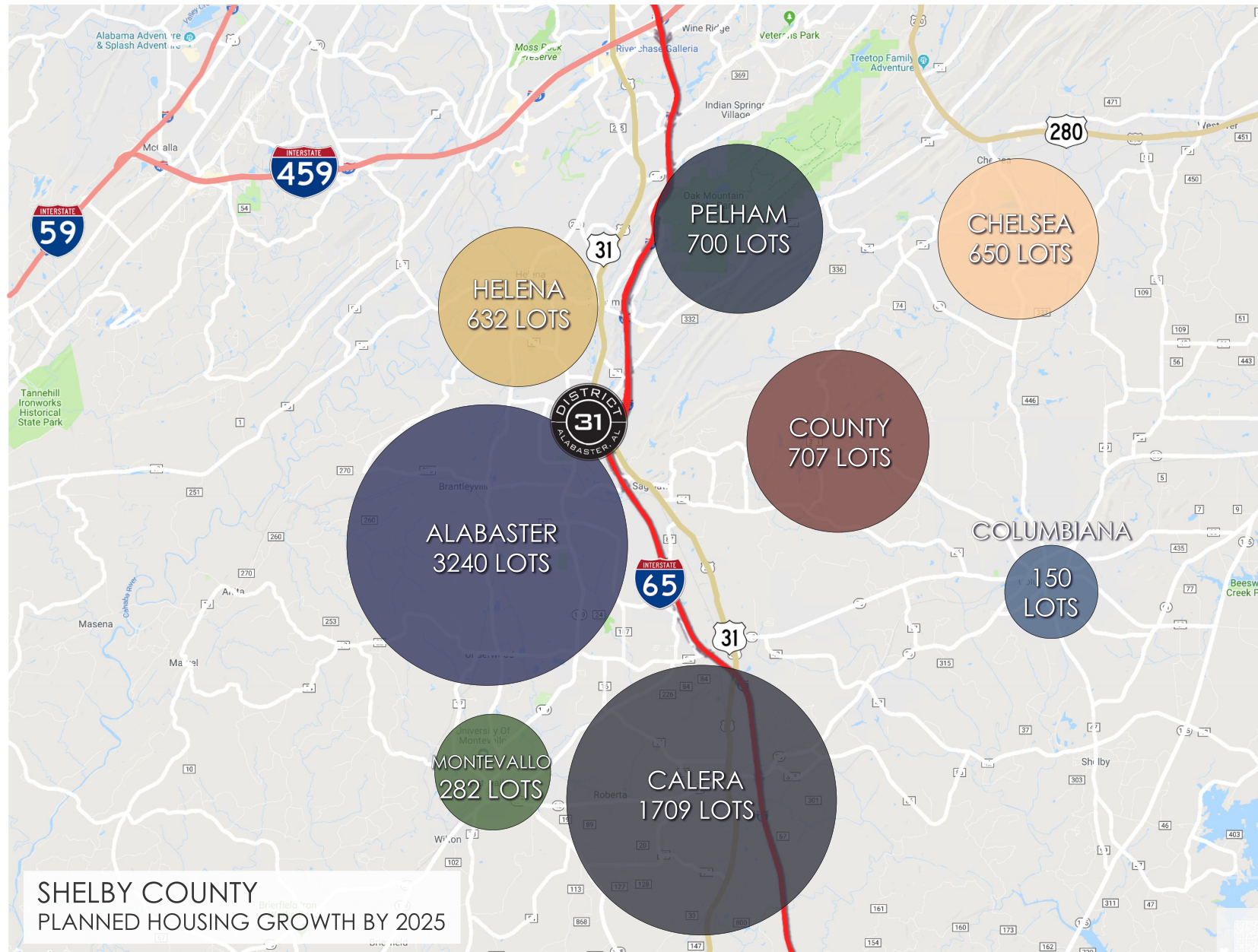
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HOUSING STUDY | FOR LEASE



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