

Birmingham Mixed Use for Sale or Lease

3500 Pelham Parkway, Pelham, AL 35124



Click link below for aerial tour:

[Birmingham Mixed Use Building on Vimeo](#)

Property Information:

- Shelby County-20 minute drive time to Birmingham (largest city in the State of Alabama)
- Property consist of 121,346 total square feet-
- Property is divisible; Contains 25,000 RSF of office space
- 16.54 total acres
- Space is fully air conditioned and fully sprinkled
- Property presents mixed use opportunity for medical, retail, flex space, warehouse storage, educational, and office space.
- 6 roll up doors in rear (2 dock high and 4 drive ins)
- 800+ parking spaces; 6.6 parking space per 1,000sf
- Outparcels for Sale (each 1+ acre)
- Highway 31 Traffic Count 2020: 25,569 VPD
- 1.1 Miles to I-65 (82,000+ vehicles per day on I-65)
- Landlord Improvements available

Please Contact Agent for Lease Rate and Sales Price

Contact:

Michael Johnson

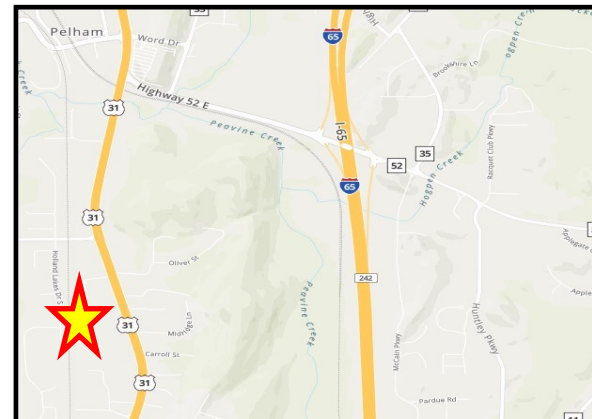
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Demographics	1 mile	3 mile	5 mile
Population	6,356	35,233	70,449
Average HH Income	\$87,035.00	\$93,129.00	\$91,595.00
Traffic Count	28,511 p/d		
Year 2021;Co-Star			

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Terrific layout with limitless possibilities.
See link below for potential design and concepts:

[Alto18 - 3500 Pelham Parkway - Pelham, AL](#)



12,000 sf of existing office
space with open floor plan



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Potential Concepts for Redevelopment

