

THE SHOPPES AT CHELSEA CORNERS CHELSEA, AL



SITE DESCRIPTION

HWY 47 & CHELSEA CORNERS WAY

TOTAL ± 20.31 ACRES
OUTPARCELS ± 2.0 ACRES

37,568 AADT ON US-280
14,385 AADT HWY 47

Disclaimer: Traffic counts, demographic, housing, and related information are derived from third-party sources and have not been independently verified, and are subject to change.

As one of Alabama's fastest-growing cities, Chelsea's economic development is closely tied to its advantageous position along the US-280 corridor within Shelby County and the Birmingham-Hoover metropolitan area. This location has fostered strong residential growth, supported high household incomes and rising property values, and facilitated the city's development as a retail hub while attracting diverse businesses and infrastructure investment.

This Target-anchored center occupies a prime location at the southwest quadrant of Chelsea Corners Way and Highway 47, offering immediate access to the significant U.S. Highway 280. This highway serves as a major regional connector to Birmingham and other key locations in Alabama and Georgia, and is the primary commuting route for Chelsea residents working in Birmingham and other parts of Shelby and Jefferson counties.





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CONCEPTUAL RENDERING

THE SHOPPES AT CHELSEA CORNERS | CHELSEA, AL

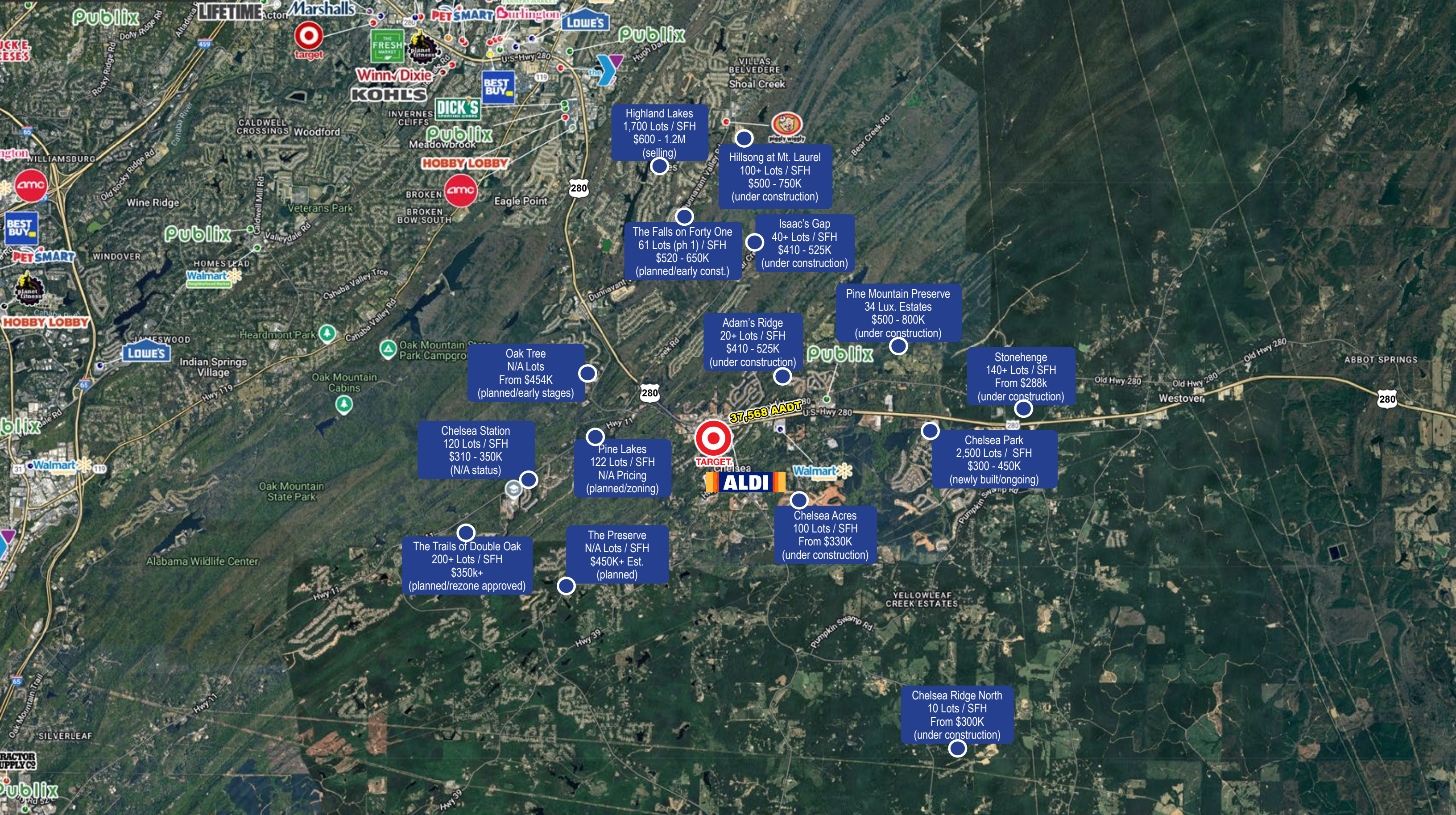


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MARKET AERIAL

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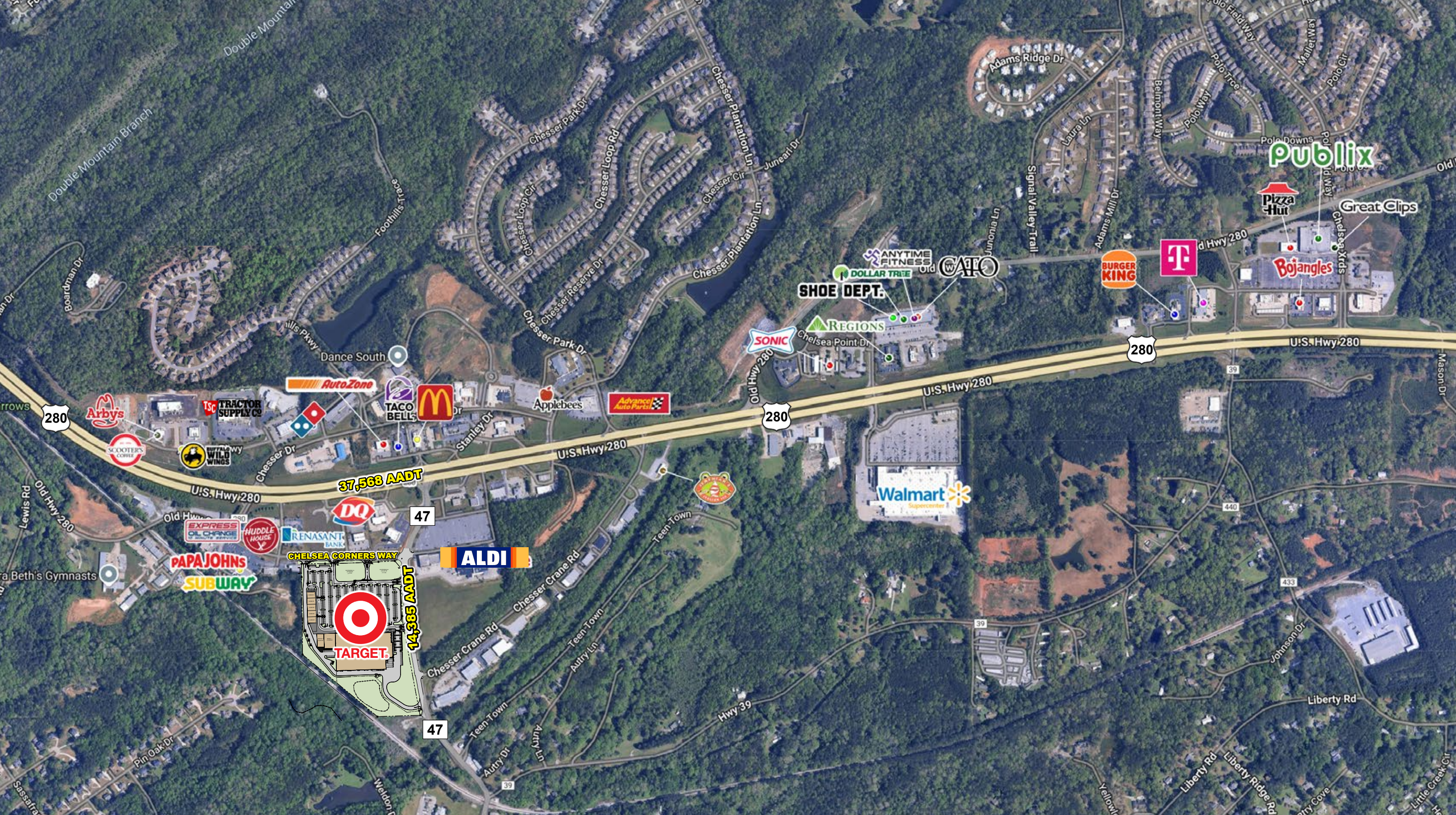


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RESIDENTIAL DEVELOPMENT

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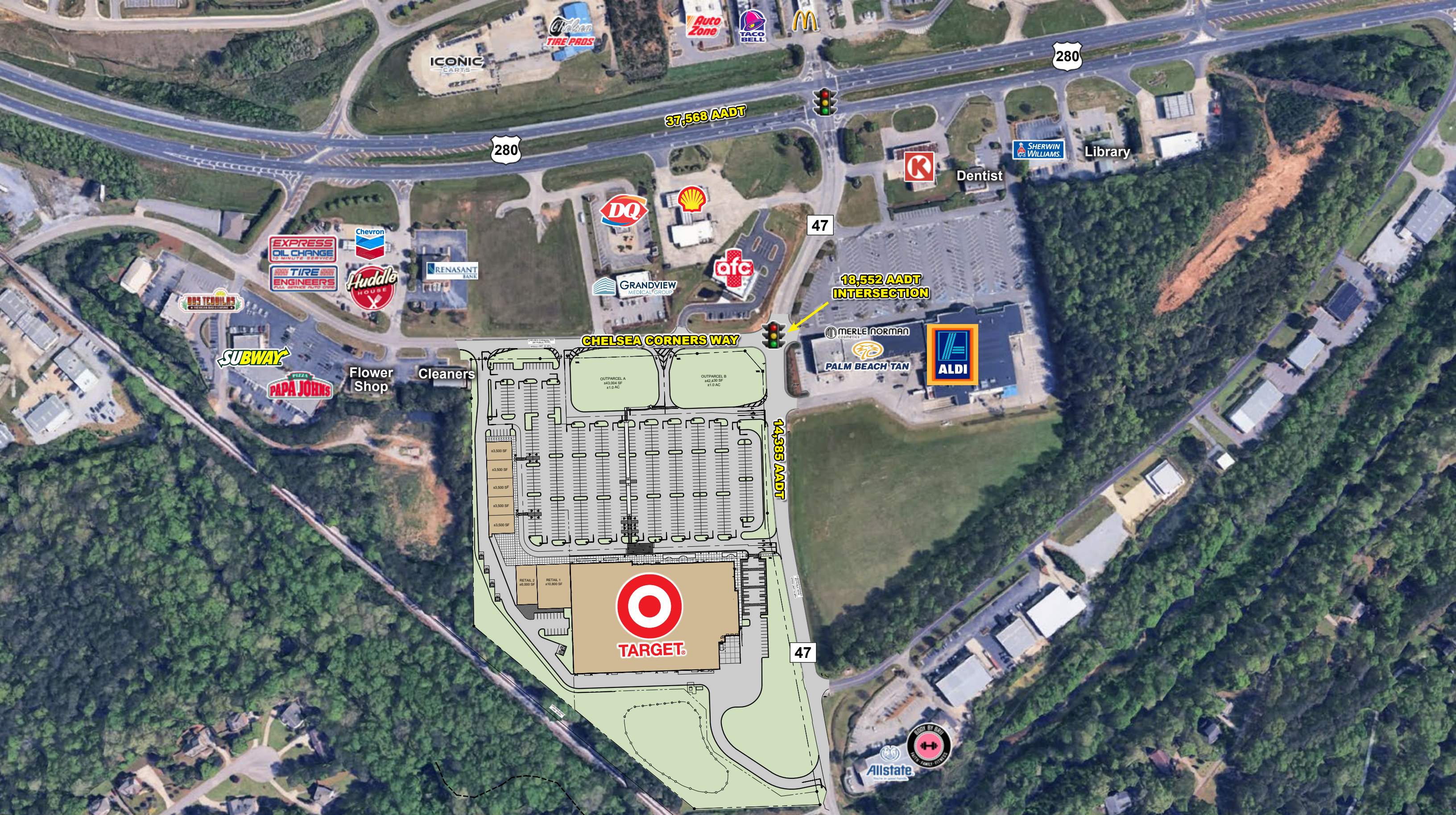


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MID AERIAL

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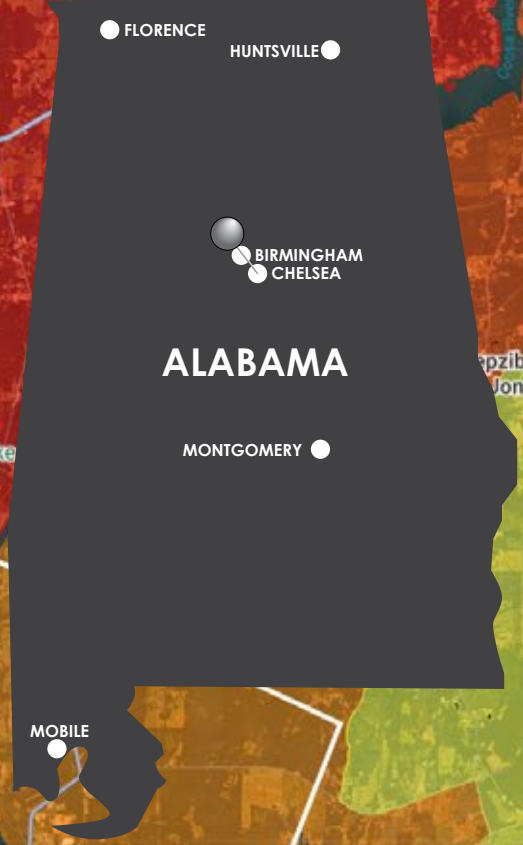
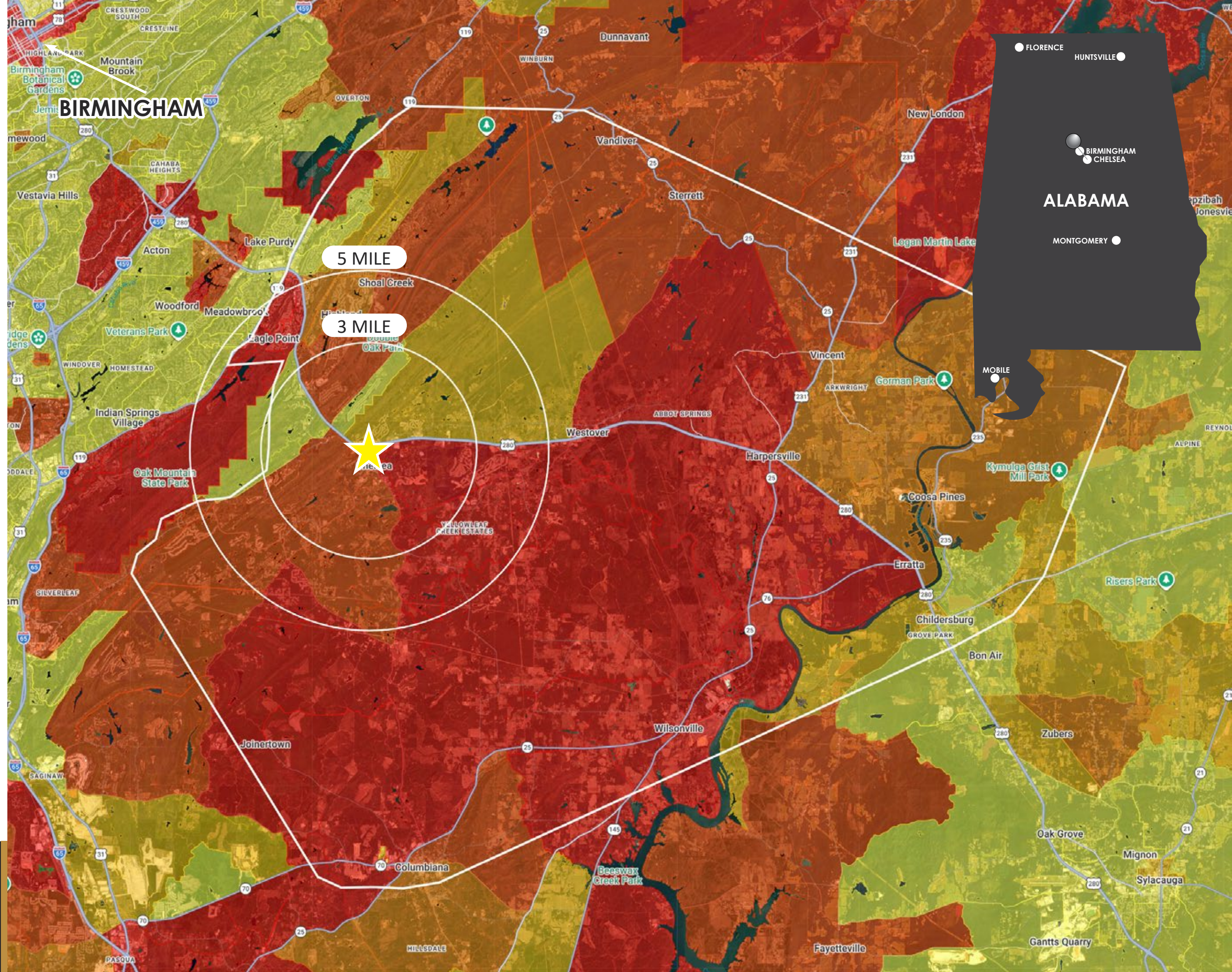
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LOW AERIAL

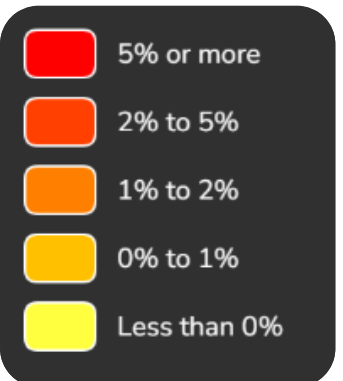
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GROWTH

THE SHOPPES
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TRADE AREA
POPULATION 65,688
HOUSEHOLDS 25,274



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INCOME

THE SHOPPES
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CHELSEA, AL

| | |
|-------------------|-----------|
| TRADE AREA | |
| AVG HH INCOME | \$149,135 |
| 3 MILE | |
| AVG HH INCOME | \$128,940 |
| 5 MILE | |
| AVG HH INCOME | \$166,689 |



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SITE PLAN

THE SHOPPES
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TOTALS

LAND AREA: ± 20.31 AC
PROPOSED AREA: 162,967 SF
PARKING: 765 SPACES
PARKING RATIO: 4.70/1000

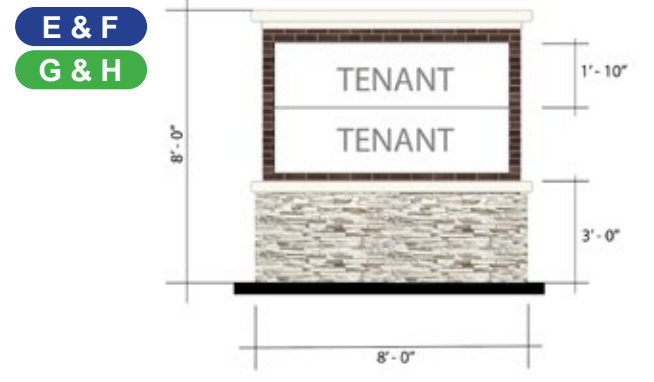
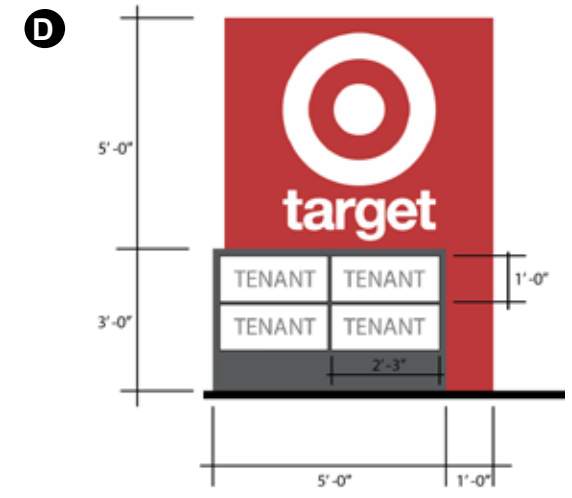
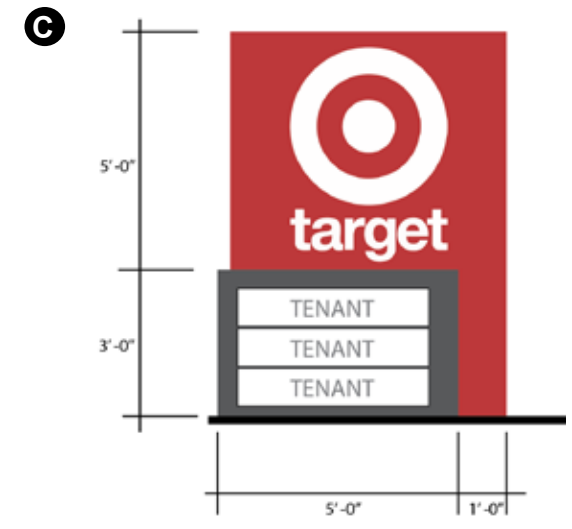
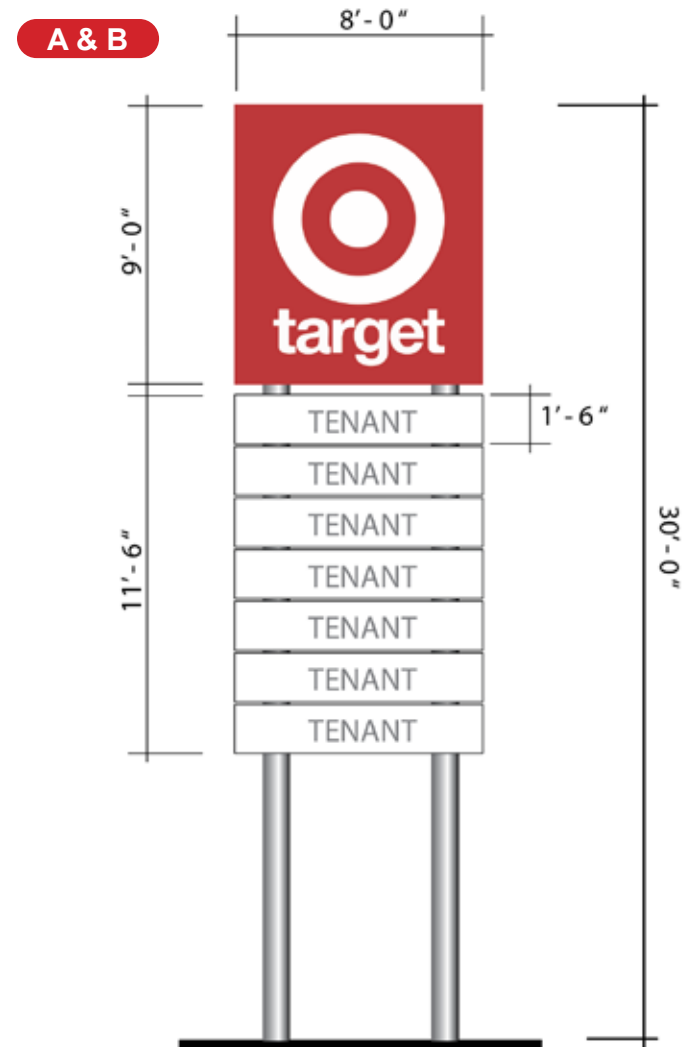
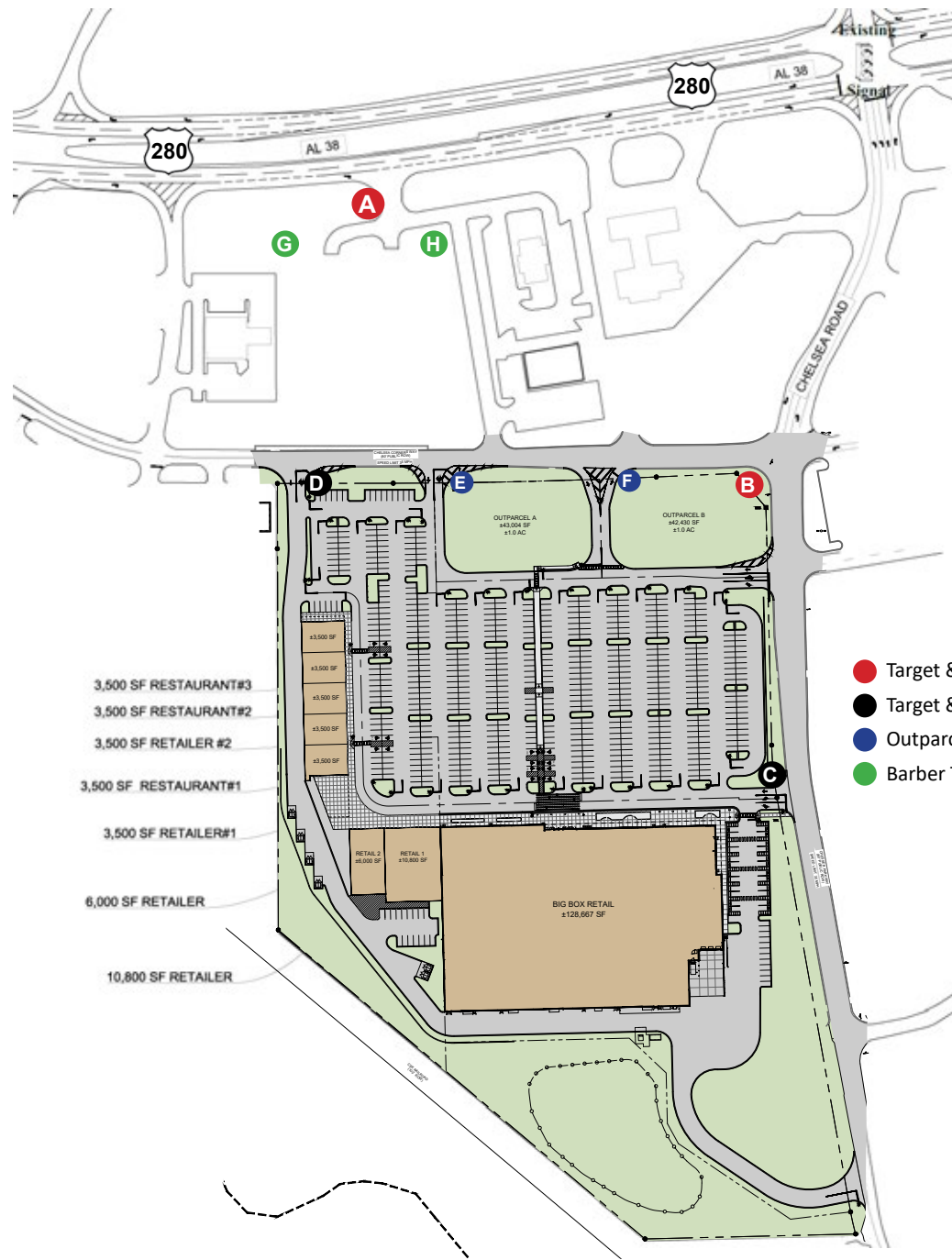
OUTPARCELS

A: ± 1.0 AC
B: ± 1.0 AC



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SIGNAGE
 THE SHOPPES AT CHELSEA CORNERS | CHELSEA, AL

CHELSEA

Alabama's premier high-income residential growth engine.



Chelsea is expanding at 2.89% annually, having surged over 20% since 2020, making it a statewide leader in residential and commercial absorption.



As a regional super-hub, Chelsea captures the retail and labor trade for Westover, Harpersville, Vincent, Wilsonville, and Columbiana.



Boasting a median household income exceeding \$115,000, the city's population is highly educated, with over 43% holding bachelor's or graduate degrees.



The "PlanChelsea" initiative and the new Foothills Business Park are driving a transition from a bedroom community to a self-sustaining commercial powerhouse.

\$240M

DISTRICT 31 MIXED-USE
CAPITAL INVESTMENT

\$19M

CAPITAL INVESTMENT
BUDGET (FY2026)

5.0%

DEDICATED MUNICIPAL
SALES TAX REVENUE RATE

Chelsea's economy is entering a mature growth phase, moving beyond residential rooftops to high-value commercial development. With the lowest poverty rate in the region and surging retail sales tax receipts, the city has the liquidity to aggressively fund infrastructure, including a dedicated tax for local education that ensures long-term property value stability.

US-280

PRIMARY REGIONAL
COMMERCIAL ARTERY

I-459

UNDER 10 MILES
DISTANCE

HWY 47

MULTI-MILLION DOLLAR
WIDENING PROJECT UNDERWAY

Situated 10 miles southeast of Birmingham, Chelsea is the gateway to the US-280 corridor—the wealthiest transit path in Alabama. Its strategic position provides immediate access to major interstates (I-459, I-65, and I-20) while serving as the essential service and shopping destination for a sprawling, affluent rural-suburban fringe that lacks its own commercial density.

84%

HOME OWNERSHIP
RATE

77.8%

COLLEGE OR HIGHER
EDUCATION

14.4%

POPULATION GROWTH
SINCE 2020

The city's economic floor is reinforced by an exceptionally stable, high-equity population. With 9 out of 10 homes being owner-occupied and nearly 80% of the adult population having pursued higher education, the local economy is backed by a concentrated professional class. This creates a recession-resistant consumer base with high disposable income.