

OFFICE/FLEX BUILDING FOR LEASE

2148 Pelham Parkway ♦ Bldg 400 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



BUILDING SIZE: 10,000 +/- sf ♦ PRICE: \$10,000 / month

Mark Dinan, MBA, CCIM

(o) 205-980-3434

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MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

2148 Pelham Parkway ◇ Bldg 400 ◇ Pelham, AL ◇ 35124 ◇ Shelby County

- ◆ 10,000 sf office/flex building.
- ◆ Former research and testing lab.
- ◆ Well lit, level parking area.
- ◆ Features attractive finishes, lots of windows, breakroom and men and women bathrooms.
- ◆ Safe and private seven acre park setting
- ◆ Only 1.5 Miles from I-65 Exit 242 or 244.
- ◆ Super convenient to banks, restaurants, hotels, growing residential and commercial development.
- ◆ One of the best values in Birmingham market.
- ◆ Pelham rated best places to work, live and play.
- ◆ Signage Available.
- ◆ Could be converted to more warehouse or flex.
- ◆ Available soon.



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AERIAL VIEW OF INDIAN HILLS BUSINESS PARK

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BIRDS EYE VIEW OF INDIAN HILLS BUSINESS PARK

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DEMOGRAPHICS

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DEMOGRAPHIC SUMMARY

2148 Pelham Pkwy, Pelham, Alabama, 35124

Ring of 5 miles

KEY FACTS

96,346

Population



39,498

Households

39.3

Median Age

\$72,511

Median Disposable Income

EDUCATION

3.5%

No High School Diploma



15.2%

High School Graduate



25.0%

Some College/
Associate's Degree



56.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$90,001

Median Household Income



\$50,764

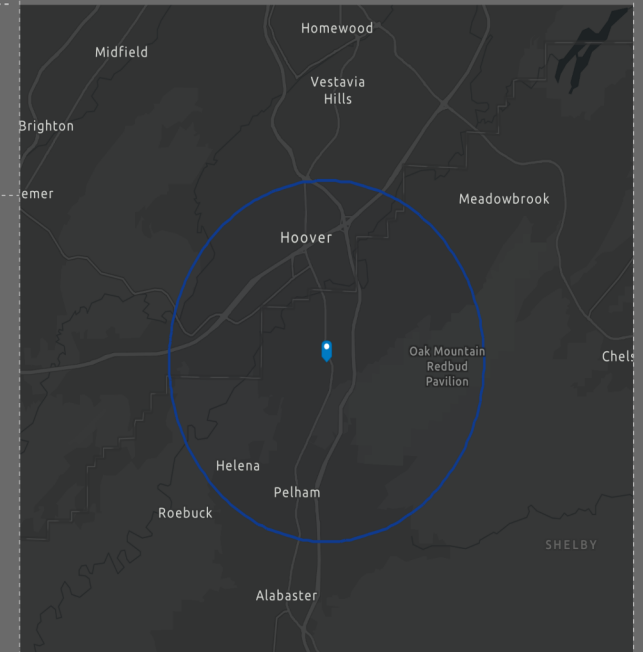
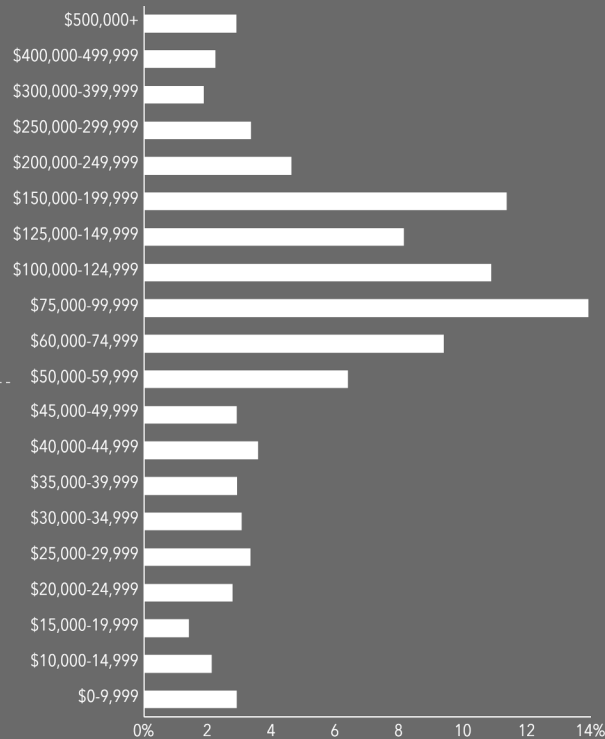
Per Capita Income



\$291,043

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

74.8%

White Collar

14.3%

Blue Collar

12.4%

Services

2.6%

Unemployment Rate



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LOCATION MAP

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Directions:

- ♦ Take I-65 to exit 247. Drive west on Valleydale Rd., Turn South onto Highway 31 (Pelham Parkway). Turn Right at North Pelham Plaza and Left at Indian Hills Business Park (behind Mayer Electric).

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