

COMMERCIAL PROPERTY FOR LEASE

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



BUILDING SIZE: 1,352 sf • LAND SIZE: .26 Acres • STARTING RENT: \$2,500 per month

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

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

1334 1st St North ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Outstanding opportunity on the Medical Mile.
- ♦ 1,352 sf fully updated Office & Retail Building.
- ♦ Excellent Condition.
- ♦ Owner will improve.
- ♦ Features new LVT flooring, paint and fixtures.
- ♦ Can be divided into two smaller private suites or one.
- ♦ Excellent access via I-65 and Highway 31 with median cut.
- ♦ Drive through potential with full access around the building.
- ♦ Zoned Medical Mile Overlay District, City of Alabaster
- ♦ Nearby Shelby Medical Center and other activity generators.
- ♦ Property Taxes: \$2,776 per year.
- ♦ Many permitted uses. Ideal for counselors, therapists, professionals.
- ♦ Lease Price: \$2,750 per month or \$1,300 for A. \$1,700 for B.
- ♦ Price includes property taxes and property insurance.
- ♦ Available Now.
- ♦ For showing or details, contact Mark Dinan



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL GIS PLAT MAP

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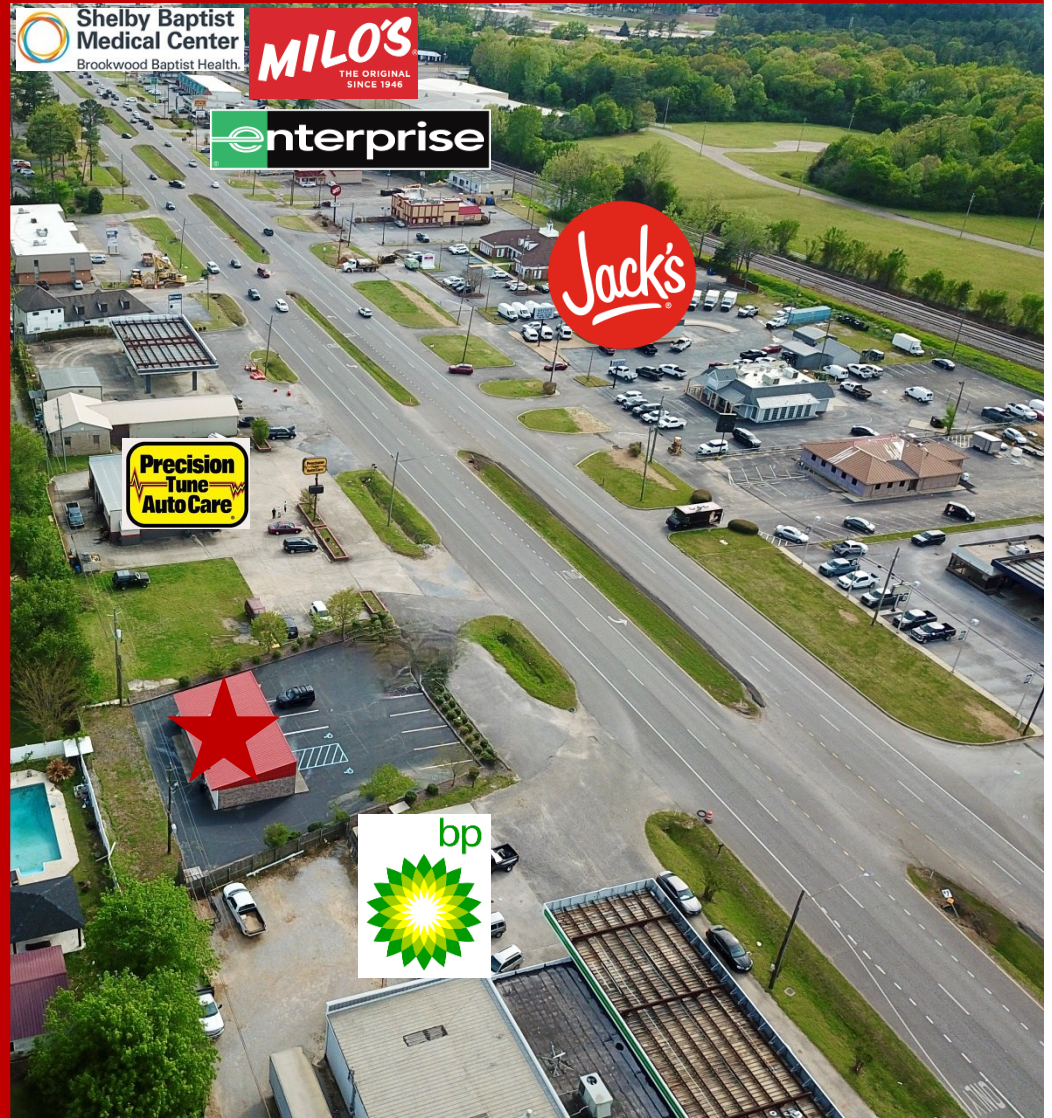
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AERIAL PHOTOS

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LOCATION MAP

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♦ Take Exit 242 from I-65 to County Road 52 E. continue for half a mile. Turn left on US-31 S/ Pelham Parkway, continue for 1.6 miles. The property will be on the left.

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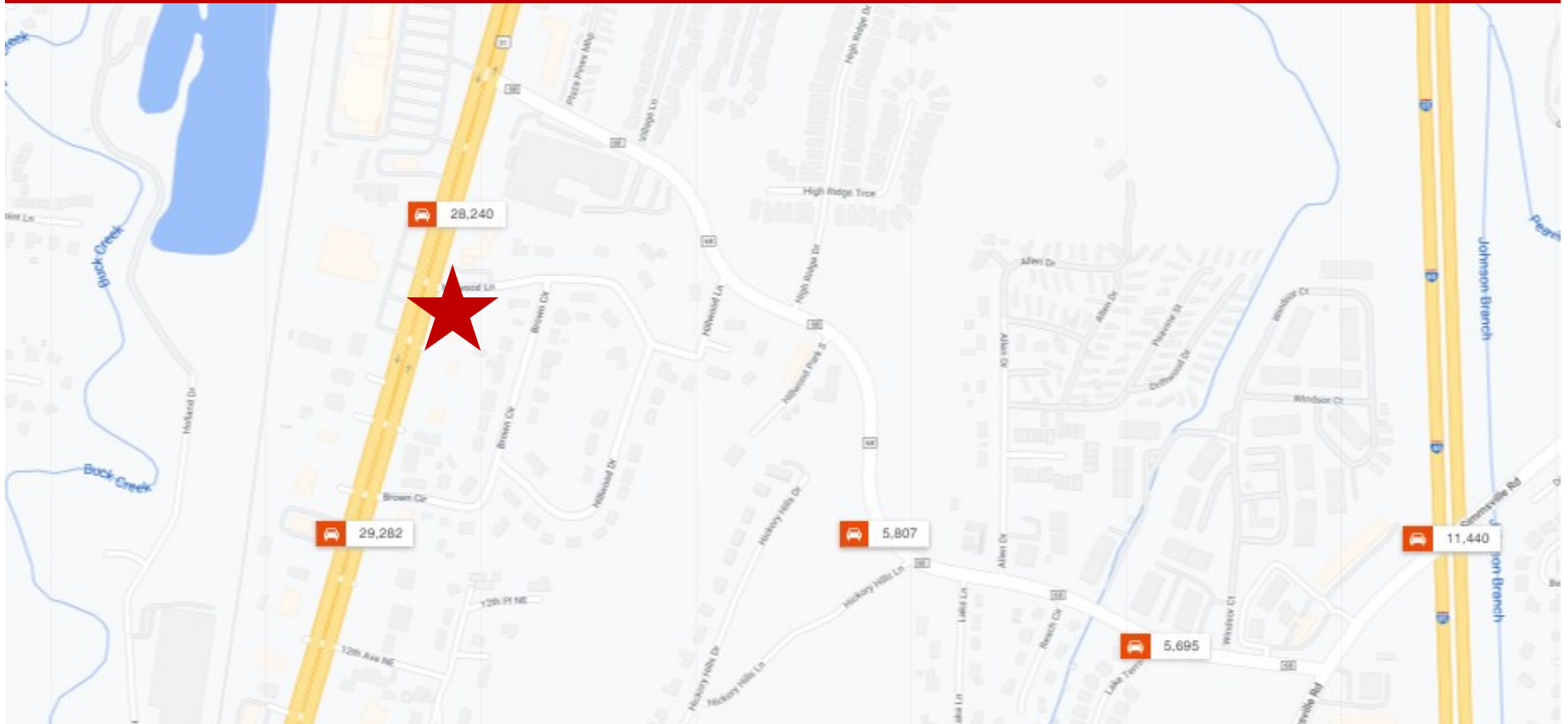
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TRAFFIC COUNTS

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DEMOGRAPHICS

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Population			
	2 mile	5 mile	10 mile
2010 Population	20,070	61,102	163,336
2022 Population	19,792	72,404	181,821
2027 Population Projection	20,835	78,311	191,496
Annual Growth 2010-2022	-0.1%	1.5%	0.9%
Annual Growth 2022-2027	1.1%	1.6%	1.1%
Median Age	39.7	38.4	39
Bachelor's Degree or Higher	34%	33%	41%
U.S. Armed Forces	14	122	305

Population By Race			
	2 mile	5 mile	10 mile
White	15,645	59,587	141,751
Black	3,325	10,010	30,123
American Indian/Alaskan Native	96	424	784
Asian	360	1,191	6,143
Hawaiian & Pacific Islander	15	49	84
Two or More Races	351	1,143	2,936
Hispanic Origin	942	9,220	15,654

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$167,260	\$179,575	\$230,221
Median Year Built	1991	1995	1994

Households			
	2 mile	5 mile	10 mile
2010 Households	7,336	22,201	61,873
2022 Households	7,410	26,443	68,946
2027 Household Projection	7,837	28,643	72,595
Annual Growth 2010-2022	-0.1%	1.4%	1.0%
Annual Growth 2022-2027	1.2%	1.7%	1.1%
Owner Occupied Households	6,554	24,489	56,600
Renter Occupied Households	1,284	4,154	15,994
Avg Household Size	2.6	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$251.5M	\$940.1M	\$2.5B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$86,574	\$91,163	\$100,102
Median Household Income	\$74,285	\$73,223	\$77,724
< \$25,000	956	3,113	7,934
\$25,000 - 50,000	1,230	4,908	12,906
\$50,000 - 75,000	1,573	5,636	12,684
\$75,000 - 100,000	1,180	3,641	8,706
\$100,000 - 125,000	1,101	3,151	7,738
\$125,000 - 150,000	600	2,561	6,514
\$150,000 - 200,000	513	1,983	6,601
\$200,000+	258	1,449	5,862



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PERMITTED USES

- (c) *Permitted Uses.* In addition to the requirements set forth by the zoning district of the individual parcel, within the Medical Mile Overlay District, no business license shall be issued, nor shall any building, structure, or land be used or structure shall hereafter be erected, structurally altered, or enlarged except for one or more of the permitted uses herein cited and subject to the conditions stated herein:
- (1) Federal, state, county, or city owned or operated buildings and uses.
 - (2) General and private hospitals.
 - (3) Hospital and surgical facilities.
 - (4) Medical or dental clinics.
 - (5) Physical therapy, rehabilitation, and therapy clinics.
 - (6) Nursing homes, rest homes, and convalescent homes.
 - (7) Medical educational institutions, including dormitories.
 - (8) Medical research, experimental and testing laboratories.
 - (9) General office uses and office buildings.
 - (10) Professional services (such as attorneys, accountants, engineers, architects).
 - (11) Personal care services (such as barbershops, dry cleaners, hair salons, alteration shops).
 - (12) Medical, surgical and dental supply houses.
 - (13) Apothecaries, drugstores.
 - (14) Ambulance services.
 - (15) Doctors' and nurses' quarters.
 - (16) Retail sales and consumer service establishments accessory to any permitted use, provided that such commercial use shall not occupy more than 15 percent of the total floor area of the building in which such use is located.
 - (17) Accessory structures and uses to those permitted herein.
 - (18) Artificial limb and brace, therapeutic establishments.
 - (19) Florist shops.
 - (20) Optical firms.
 - (21) Book shops.
 - (22) Gift shops, specialty shops.
 - (23) Restaurants, sandwich shops, coffee shops.
 - (24) Hotels.
 - (25) Gasoline sales/convenience stores.
 - (26) Houses of worship.
 - (27) Banks and credit unions.
- (d) *Uses allowed by special exception.*
- (1) Pop-up retail for any use listed in subsection c.
 - (2) Business office/services compliant with [section 111-90\(f\)](#).
- (e) *Uses not permitted.*
- (1) Temporary vendors (excluding mobile food trucks, pop-up retail).
 - (2) Any use not specifically enumerated in subsection (c) of this section.
 - (3) Tobacco/Vape Products/CBD Oil sales exceeding ten percent of gross sales as defined by the City of Alabaster's revenue code, and as defined by the State Code of Alabama regulation of tobacco products.