



OUTPARCEL OPPORTUNITY

- High visibility frontage along Pelham Road South (26,600 VPD)
- Strong national co-tenancy and adjacency to Walmart drive consistent customer traffic
- 5.12 acre site with ample parking and ±0.60 acre pad carve out available for lease
- Regional medical hub: Jacksonville State Health Center in partnership with Northeast Alabama Regional Medical Center

MARKET DEMAND DRIVERS

- 62,000 residents within 10 miles | Avg HH income \$61,000
- 24,600 residents within 5 miles | Avg age 37
- Jacksonville State University: nearly 10,000 students, plus faculty and staff



STEPHEN VUKELIC

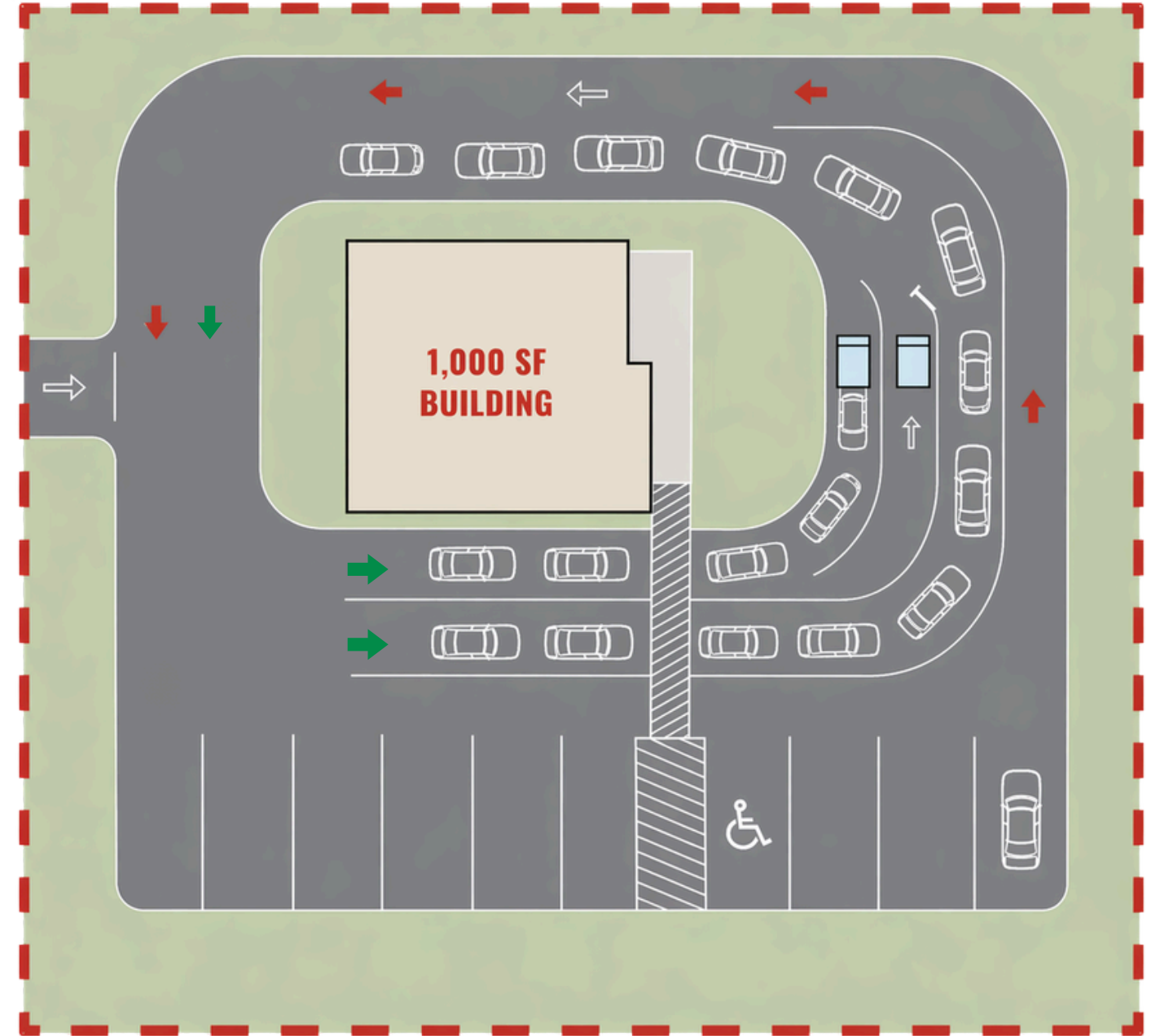
svukelic@alpinesouthproperties.com
716.479.2790

ALPINE SOUTH PROPERTIES

JACKSONVILLE OUTPARCEL

GROUND LEASE | BUILD-TO-SUIT

1555 PELHAM RD, JACKSONVILLE, AL 36265



STEPHEN VUKELIC

svukelic@alpinesouthproperties.com
716.479.2790



Outparcel
±0.60 Acre



GLA
55,401 SF

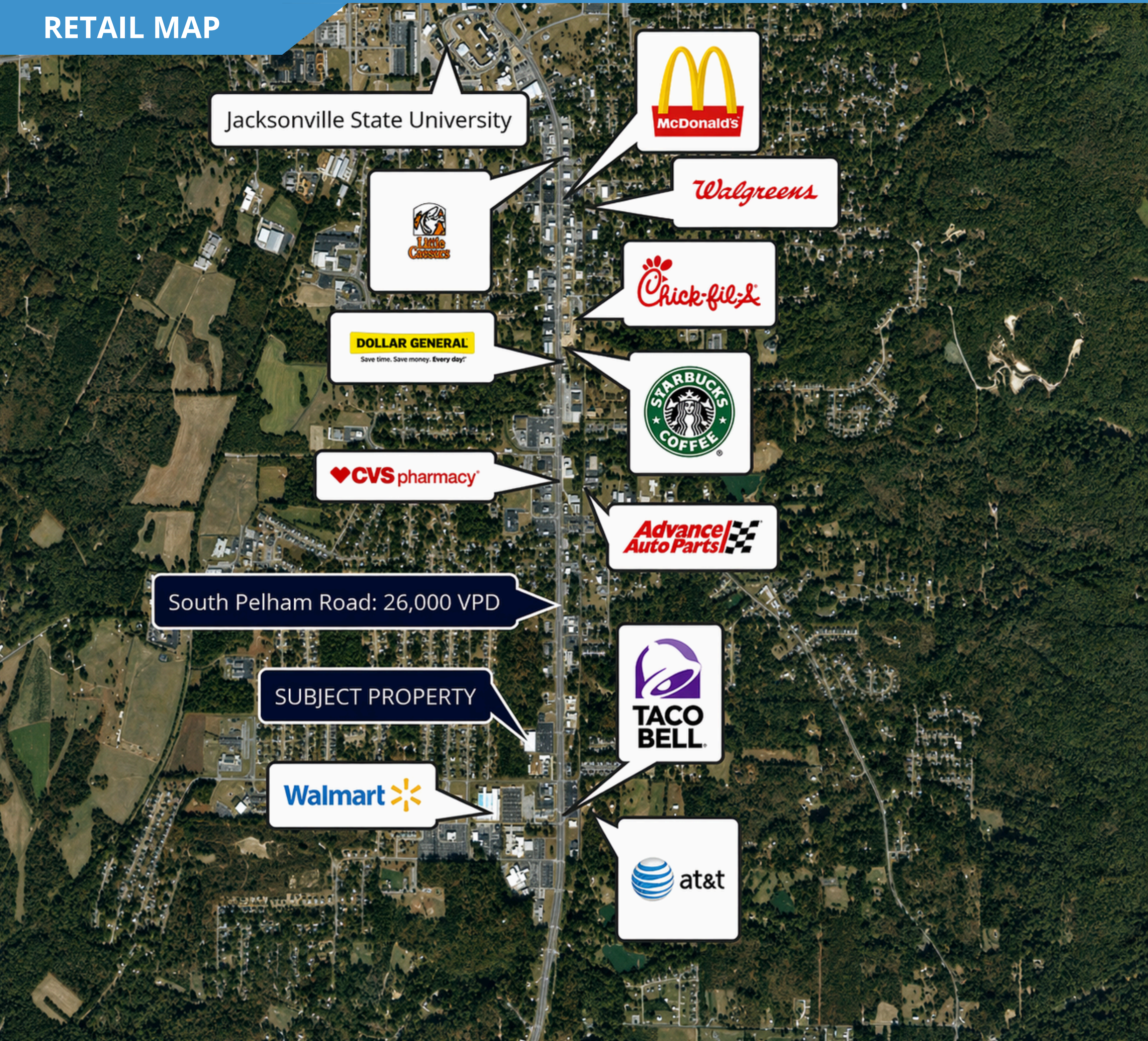


Trade Area
41,538



Traffic Count
26,600

RETAIL MAP



STEPHEN VUKELIC

svukelic@alpinesouthproperties.com

716.479.2790