

RETAIL SPACE FOR LEASE

3186-D Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



SUITE SIZE: 6,630 SQ FT / PRICE: \$ 5,500/month

Mark Dinan, MBA, CCIM

(o) 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

3186-D Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 6,630 SF available.
- ♦ 4,350 SF on upper level, 2,280 SF on the lower level.
- ♦ Built in 2001.
- ♦ Beautiful stained concrete floors.
- ♦ Lots of windows.
- ♦ Divided Highway . Median Cut and Traffic Light
- ♦ On Busy Hwy 31 with 34,000 Cars per Day
- ♦ At crossroads to Alabaster, Helena and Pelham.
- ♦ Excellent Access and Visibility
- ♦ Near Pelham City Hall.
- ♦ Excellent Front Door Parking
- ♦ Pole, Façade Signage
- ♦ Convenient to I-65, via exits 246 or 242
- ♦ High Growth Area
- ♦ Owner may divide. Call for details.



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AERIAL PHOTO

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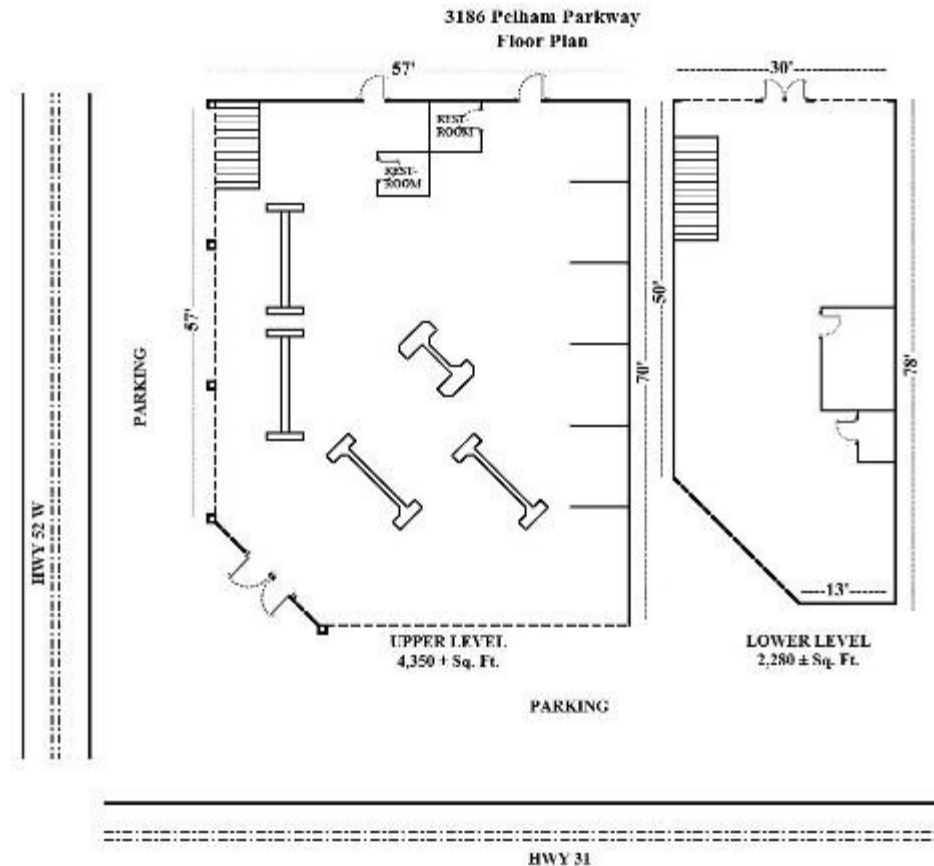
INTERIOR PHOTOS

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FLOOR PLAN

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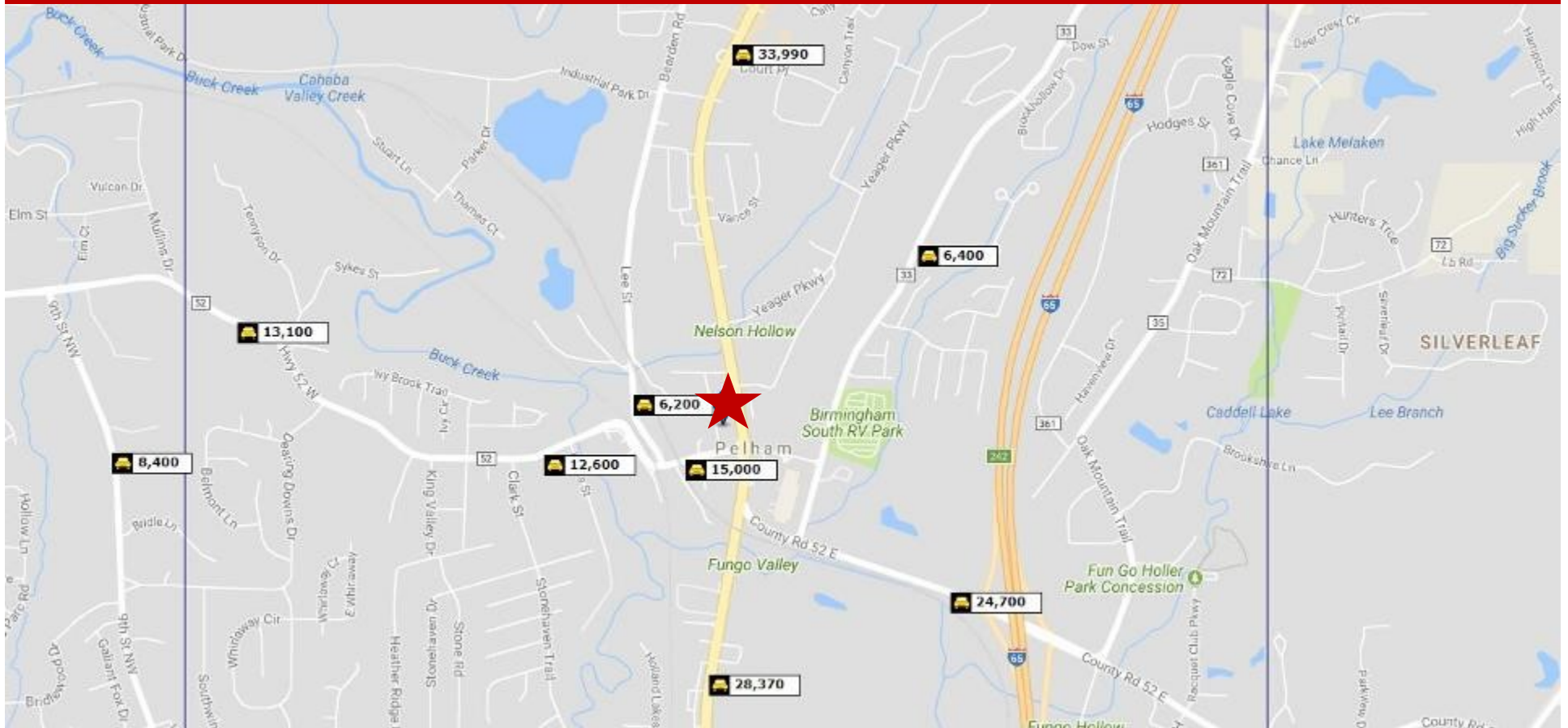
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TRAFFIC COUNTS

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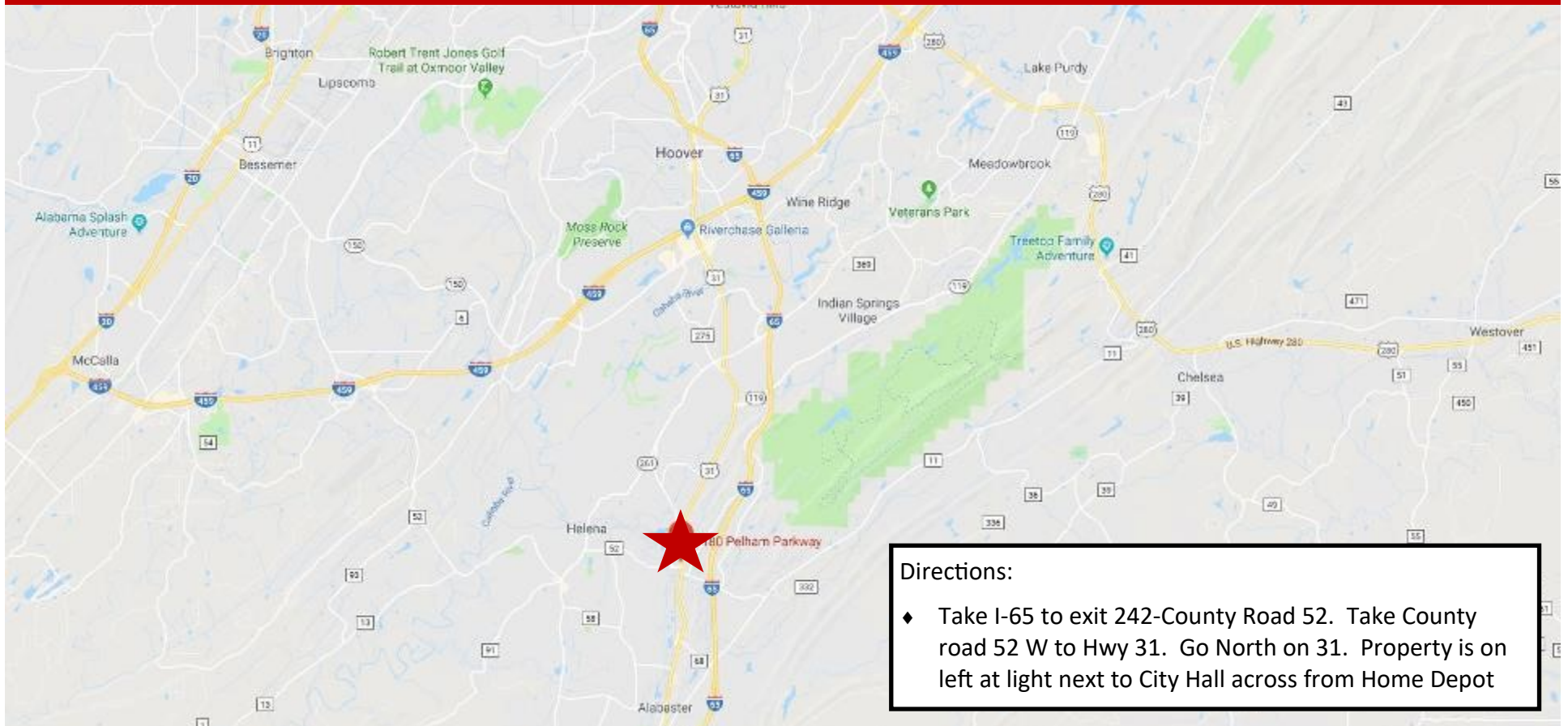
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LOCATION MAP

3186-D Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Directions:

- ♦ Take I-65 to exit 242-County Road 52. Take County road 52 W to Hwy 31. Go North on 31. Property is on left at light next to City Hall across from Home Depot

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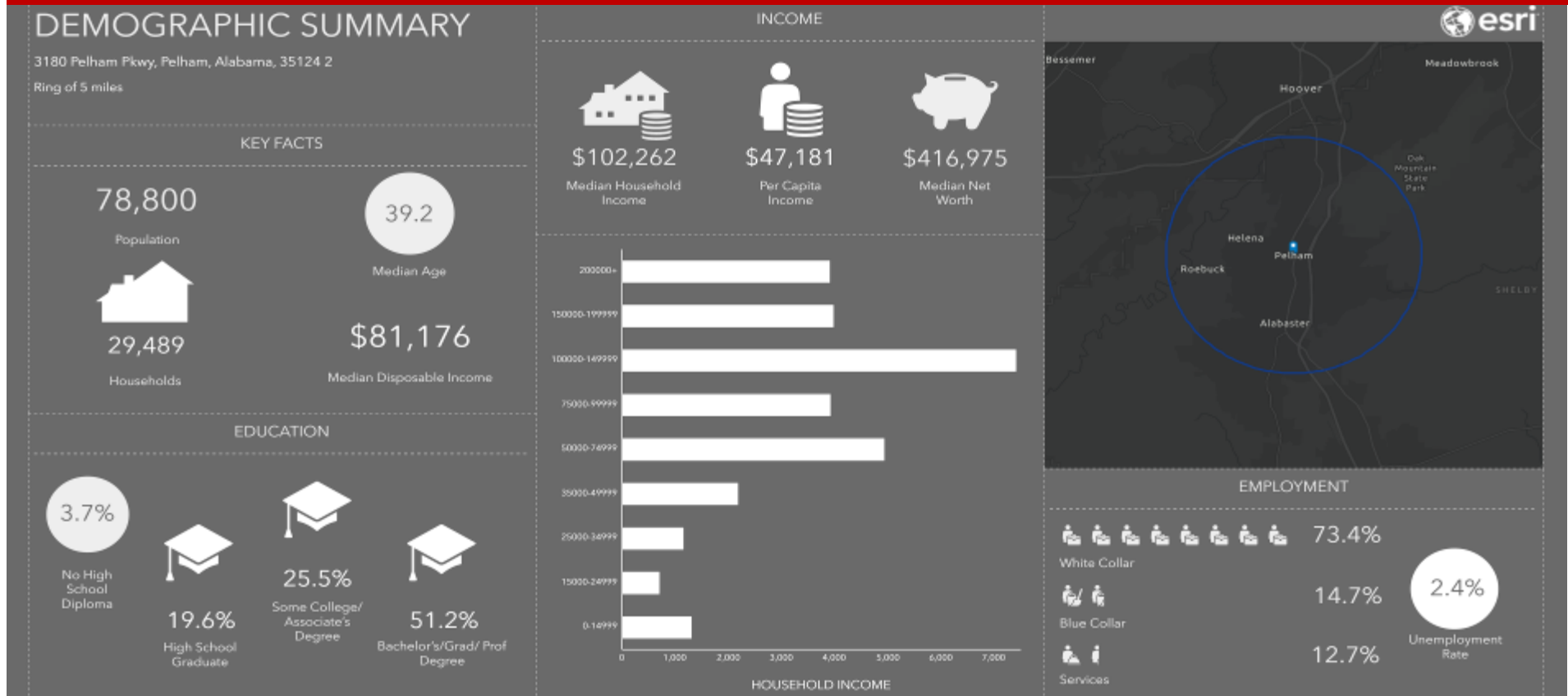
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DEMOGRAPHICS

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