

FOR LEASE

Benson Chelsea Retail
10569 Old Highway 280, Chelsea, AL 35043



RED ROCK



Suite 102 is approx. 1,200± SF Sq Ft Retail Suite

Lease Rate: \$2,200 per month (\$22 PSF)

GLENN PONDER

Commercial Broker

205.356.9884

gponder@redrockrg.com

KEITH PONDER

Broker & Property Manager

205.930.1787

kponder@redrockrg.com

1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

redrockrg.com





PROPERTY OVERVIEW

Freshly renovated 1,200± Square Foot suite. Ideal for retail or office user.

PROPERTY HIGHLIGHTS

- Recently Renovated (Both Exterior & Interior)
- High Traffic Area
- Right off Highway 280 on Old Highway 280

LOCATION OVERVIEW

Prime retail space available at Benson Chelsea Retail! This 5,077± SF center is the first retail stop for commuters coming down the mountain, offering unbeatable visibility and easy Highway 280 access. With a strong existing tenant mix, professional management, and abundant parking, your business will be perfectly positioned just a minute away from the upcoming Target. Join one of Chelsea's landmark centers today.

OFFERING SUMMARY

Lease Rate:	\$22 PSF or \$2,200 per month
Building Size:	5,077± SF
Available SF:	1,200± SF
Zoning:	B2

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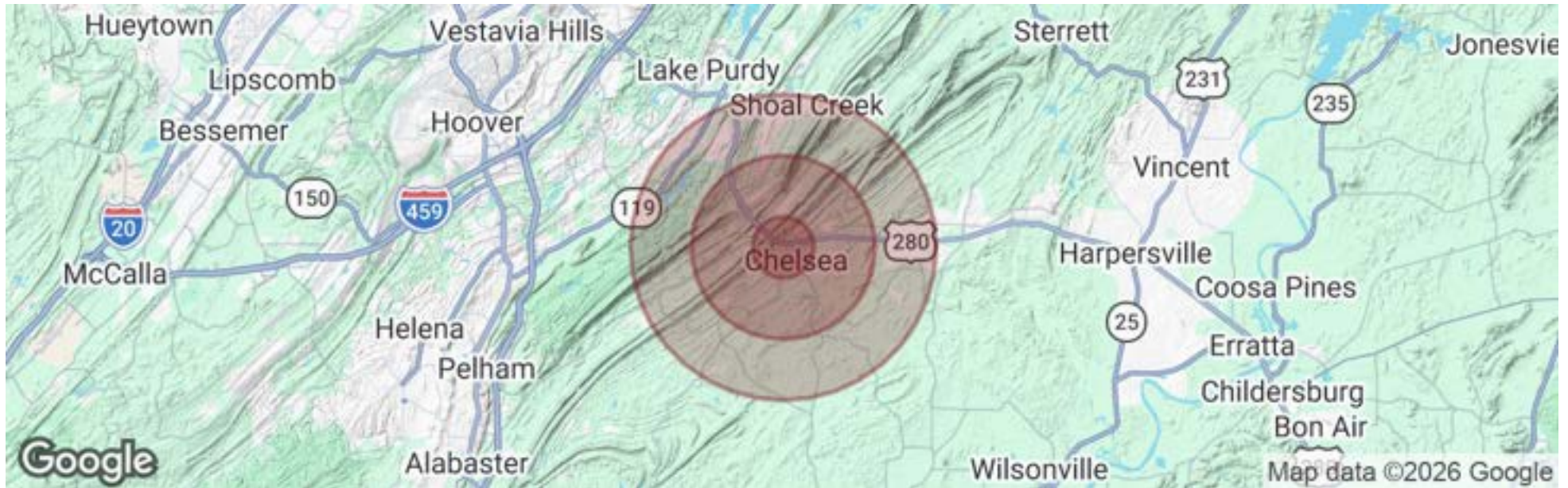


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,409	11,471	31,761
Average Age	36.5	39.4	41.8
Average Age (Male)	34.9	37.4	40.3
Average Age (Female)	38.5	40.9	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	478	4,083	11,581
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$118,720	\$124,371	\$147,638
Average House Value	\$330,628	\$352,510	\$410,211

2023 American Community Survey (ACS)

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