

FOR LEASE

# Pelham Town Center

*365 Huntley Parkway, Pelham, AL*



#### Agent Contact info:

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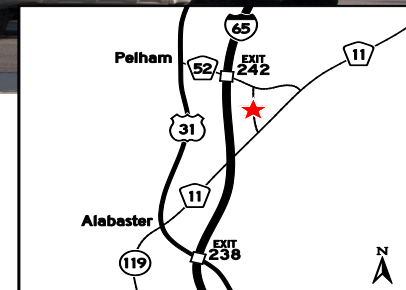
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*365 Huntley Parkway, Pelham, AL*

**“Pelham Towne Center”:** Built in 2008 located just off I-65 in Pelham on Huntley Parkway. GLA approximately 74,008 sf and is anchored by Publix Supermarket which is the dominant grocer in the area averaging 28,000+ customers per day.

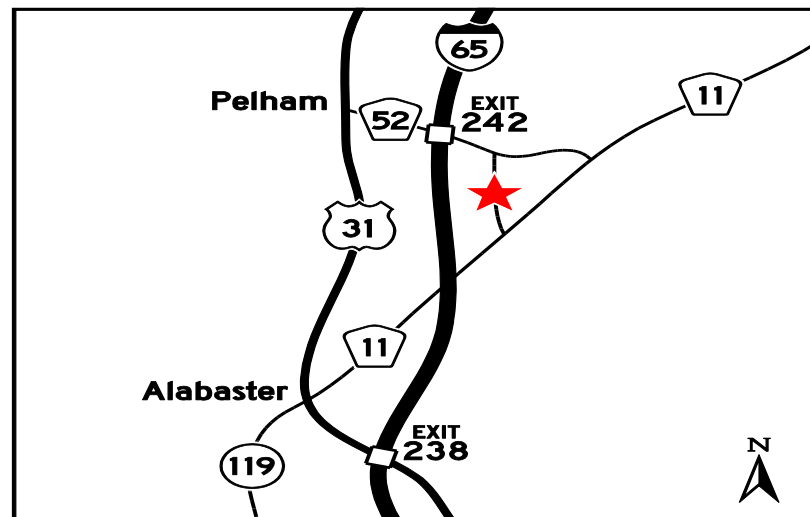
**Current Availability:** 8-1-25  
1,600 sf (ARC Real Estate Office)

## **Current Tenants:**

Top Nails, Grade Power Learning Great Clips, ATI Physical Therapy, Life South Community Blood Center, La Gran Riviera Cantina Mex Rest, Asian Rest, On Demand Health Care, Fit Body Bootcamp, Oak mt. Hearing Associates & Eyebrows & Threading.

Traffic Counts: I-65: 71,320 per day  
Hwy 52: 24,700 per day

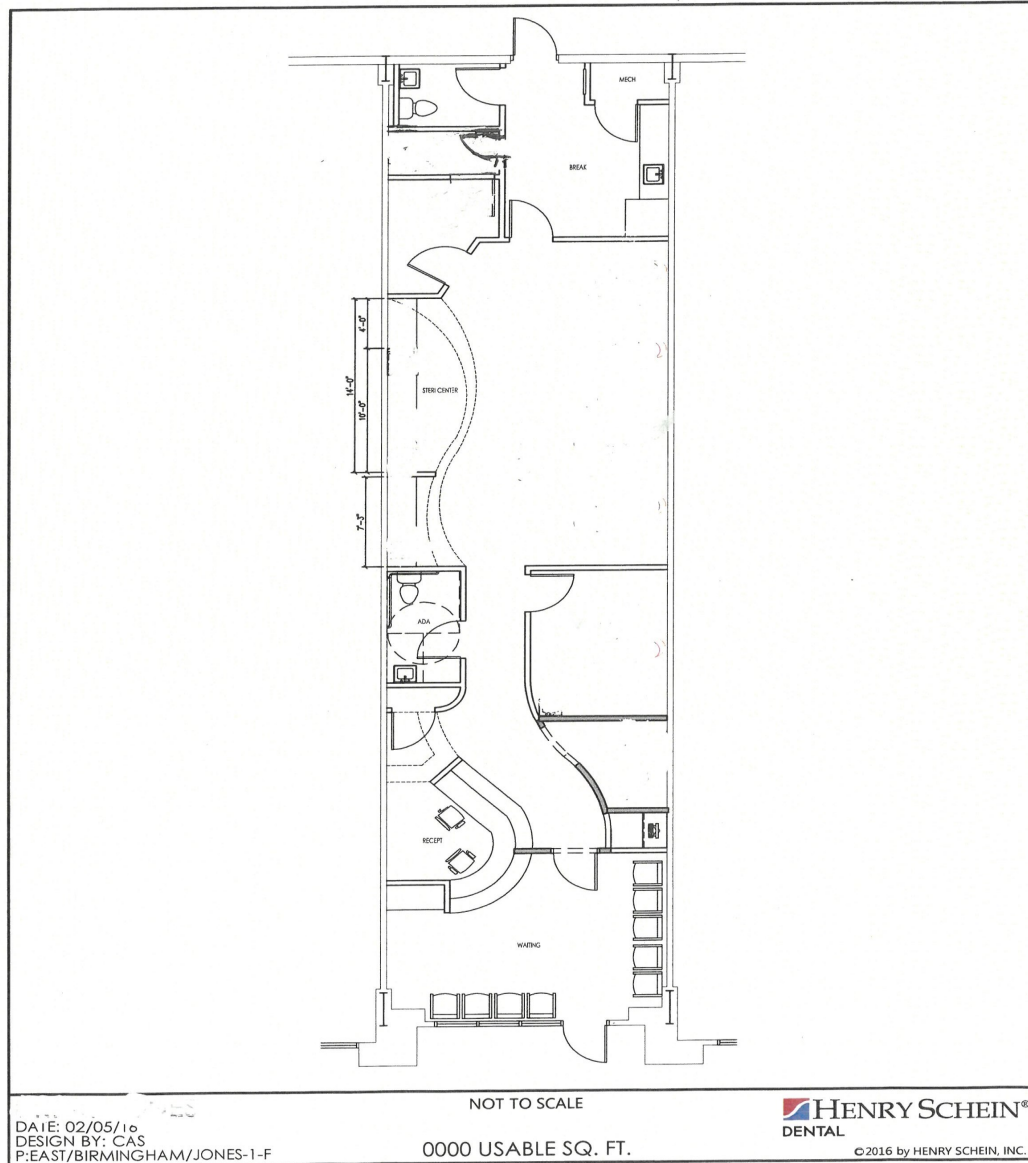
Lease Rate: Call For Rates  
NNN: Est at \$4.40 per sf

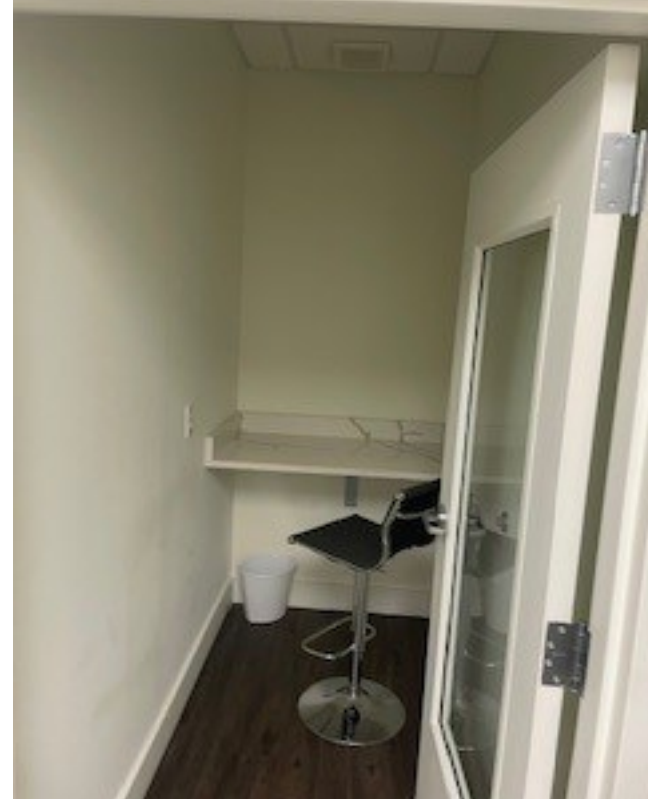
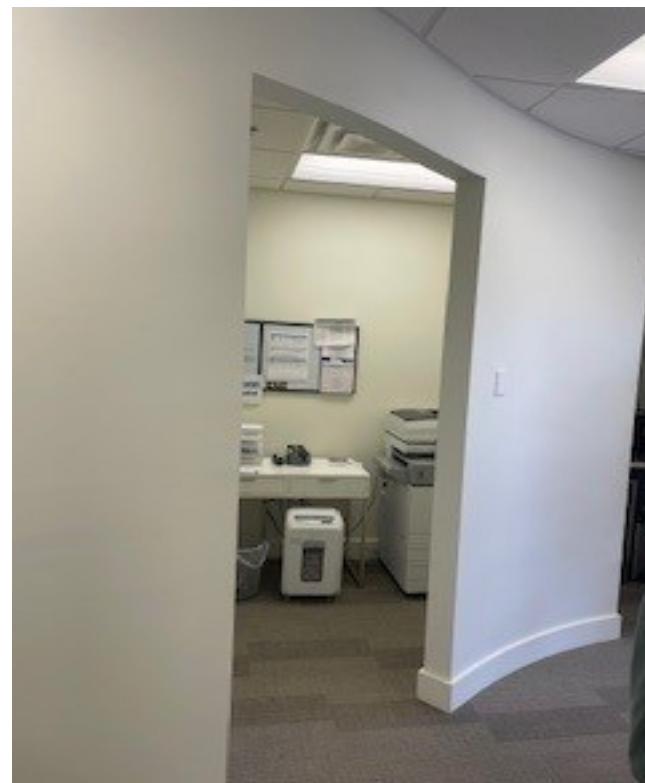




# Site Plan











Demographics	1 mile	3 mile	5 mile
Population	1,318	25,219	66,665
2027 Population Projection	1,362	26,293	71,891
Average HH Income	\$105,441	\$91,836	\$92,604
Traffic Count County Road 52	27,591 per day		
Co-Star Demographics 2022			