

FOR LEASE

Pelham Town Center

365 Huntley Parkway, Pelham, AL



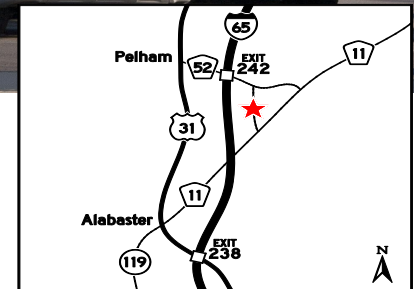
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“Pelham Towne Center”: Built in 2008 located just off I-65 in Pelham on Huntley Parkway. GLA approximately 74,008 sf and is anchored by Publix Supermarket which is the dominant grocer in the area averaging 28,000+ customers per day.

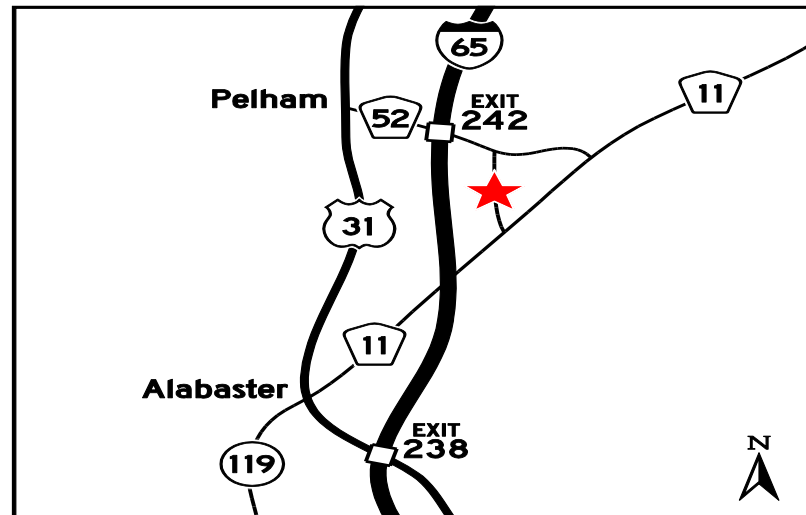
Current Availability:
1,600 sf Dental Office

Current Tenants:

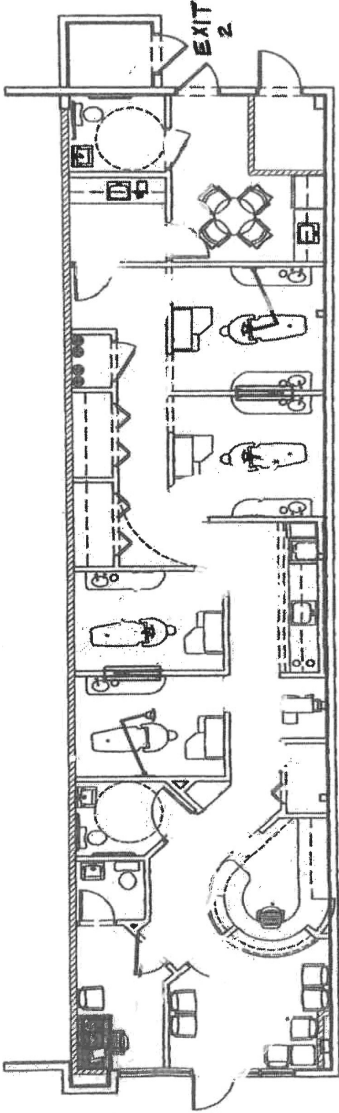
Top Nails, Grade Power Learning Great Clips, ATI Physical Therapy, Life South Community Blood Center, La Gran Riviera Cantina Mex Rest, Asian Rest, Arc Realty, On Demand Health Care, Fit Body Bootcamp & Eyebrows & Threading.

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

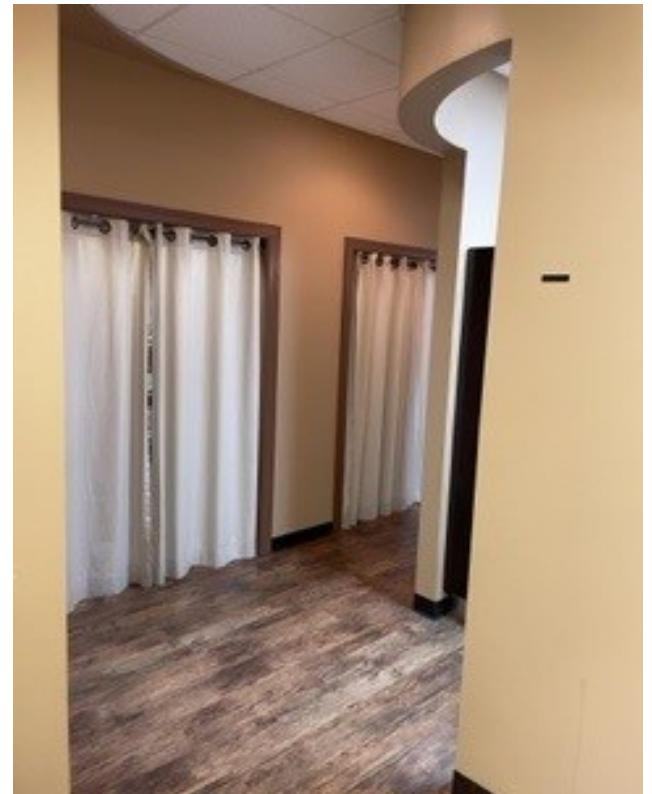
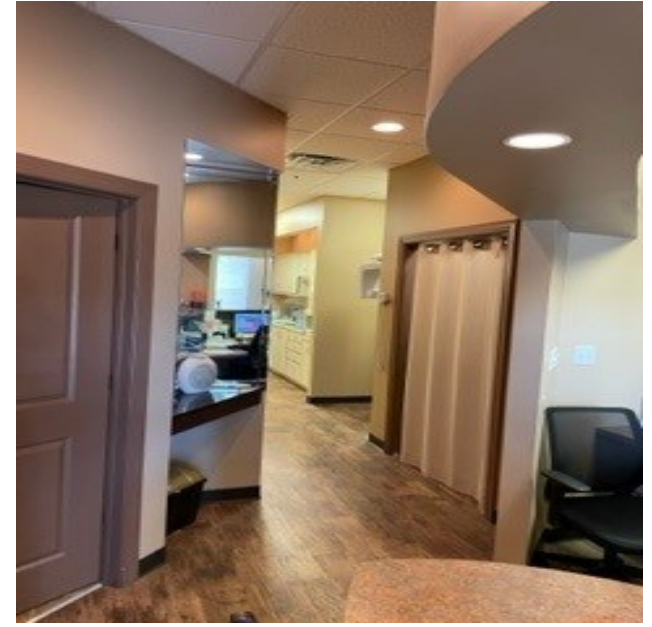
Lease Rate: Call For Rates
NNN: Est at \$4.40 per sf



1,600 SF End Cap Dental Practice Floor Plan



Interior Pictures of Dental Practice



Site Plan



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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			