

FOR LEASE

# Pelham Town Center

*365 Huntley Parkway, Pelham, AL*



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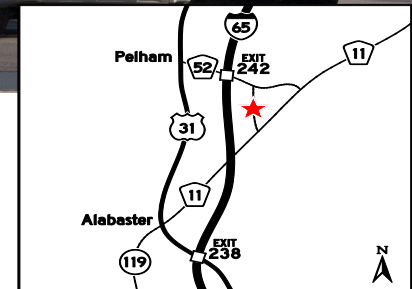
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# Pelham Town Center

*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:**

**3,200 sf former showroom**

**1,600 sf former Kids Clothing Boutique**

**1,600 sf Dental Office (Available 3-1-24)**

## **Current Tenants:**

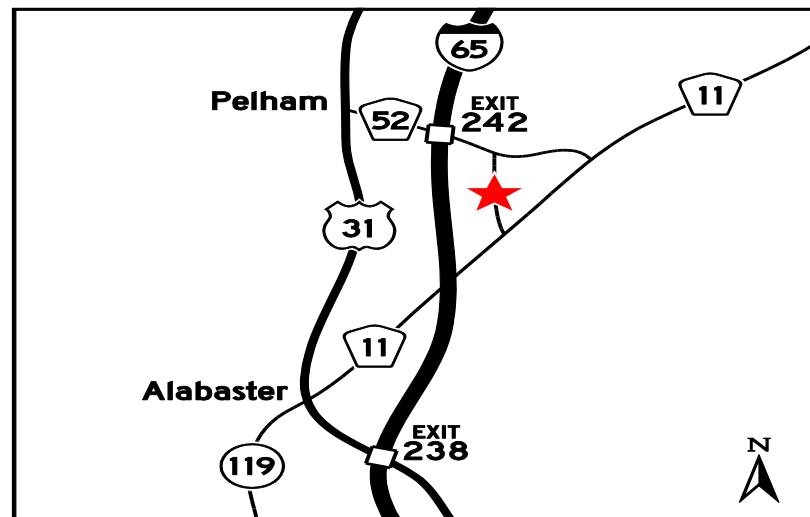
Enhanced Dentistry-Available 3-1-24); Top Nails, Grade Power Learning Great Clips, ATI Physical Therapy, Pearl Vision Optical, La Gran Riviera Cantina Mex Rest Asian Rest, Arc Realty & Fit Body Bootcamp

Traffic Counts: I-65: 71,320 per day

Hwy 52: 24,700 per day

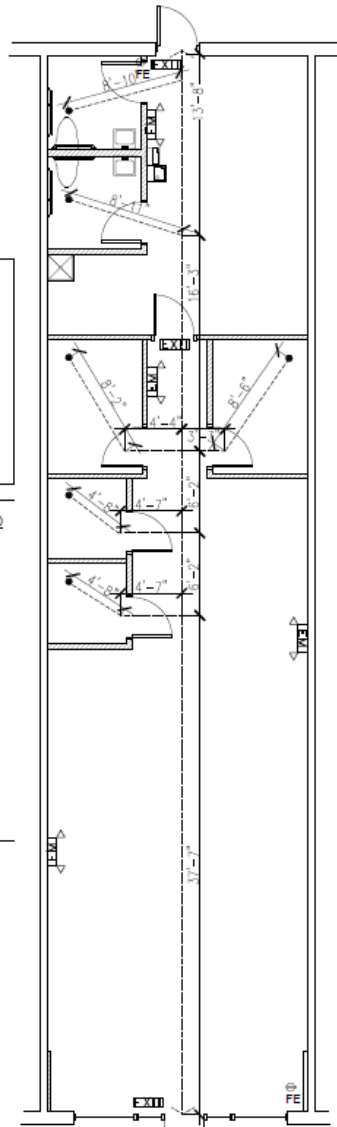
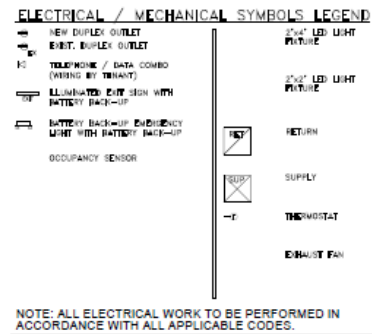
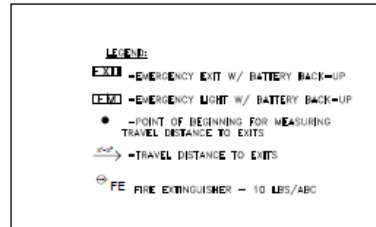
Lease Rate: Call For Rates

NNN: Est at \$3.93 per sf in 2023.



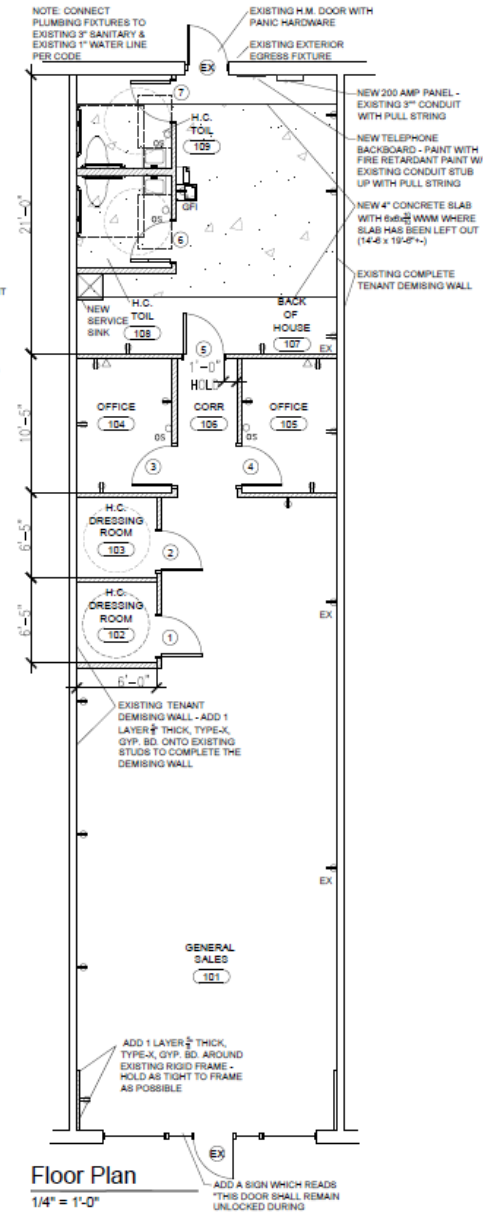
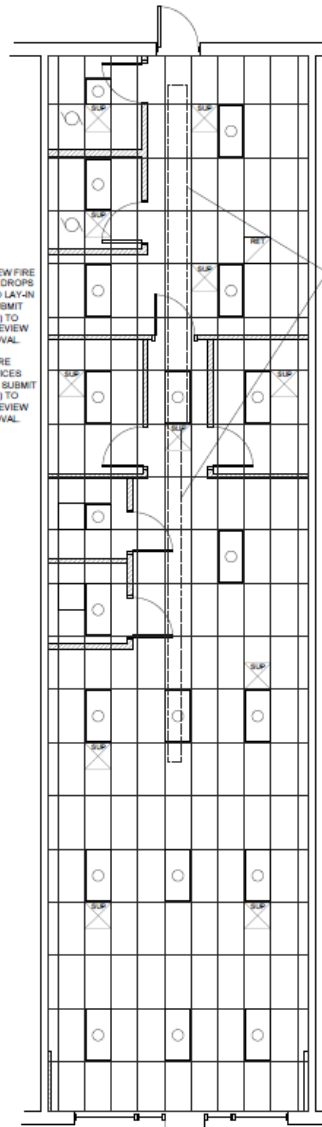


# 1,600 sf Former Clothing Boutique

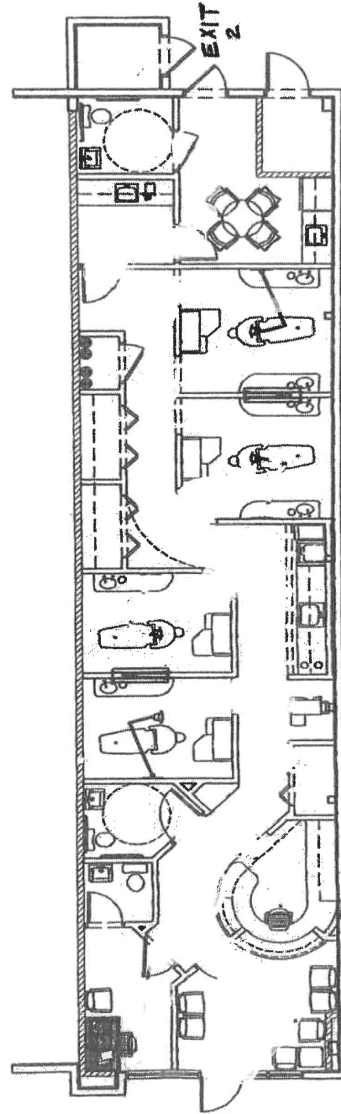


PROVIDE NEW FIRE SPRINKLER DROPS & HEADS TO LAY-IN CEILING. SUBMIT DRAWINGS TO CITY FOR REVIEW AND APPROVAL.

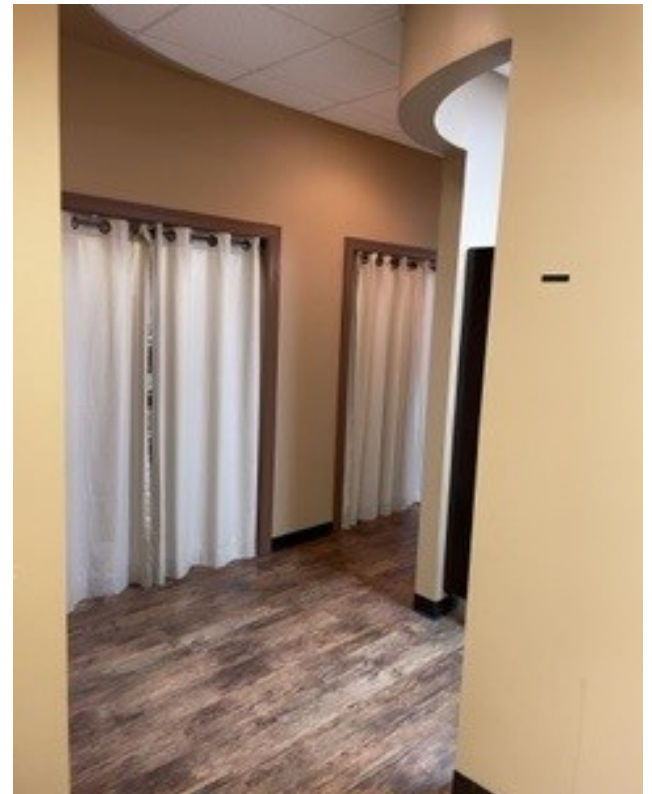
PROVIDE FIRE ALARM DEVICES PER CODE. SUBMIT DRAWINGS TO CITY FOR REVIEW AND APPROVAL.



## 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			