

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.

Anchor Tenant: Publix—46,400 SF

Current Tenants:

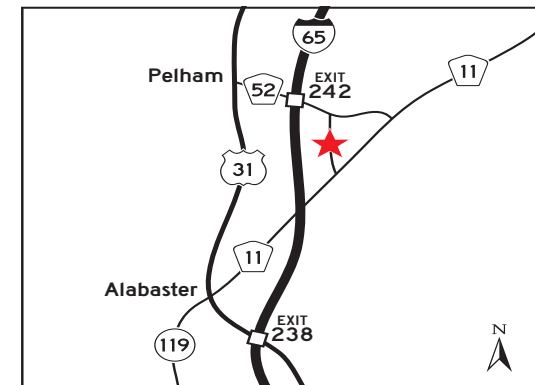
Enhanced Dentistry, Top Nails, Chiropractic Clinic, Grade Power Learning and Head Start Hair Care, ATI Physical Therapy, and Golden Rule BBQ, and Publix

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

Lease Rate:

Contact Agent For Rate Information

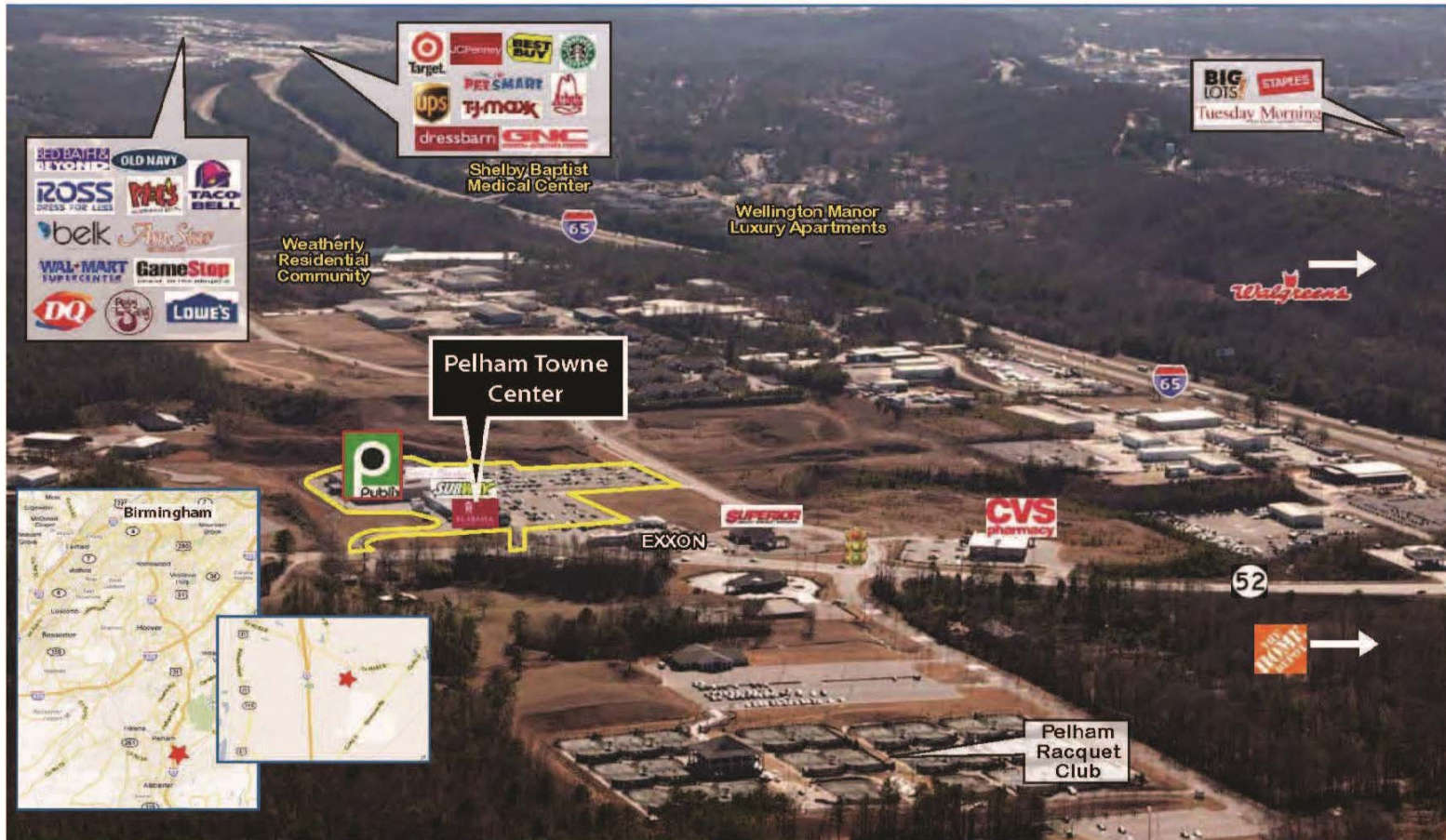
Current Availabilities: 1,600 sf dark shell, 1600sf former Subway space, 1,600sf (sub-lease former Orthodontics office) and 3,200 square feet former gym facility



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<u>Average Household Income</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 Mile</u>
2012 Avg HH Income	\$70,100	\$75,991	\$79,763
2015 Projected Avg HH Income	\$87,399	\$85,243	\$88,270
<u>Population</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2012 Population	1,172	27,918	58,937
2015 Projected Population	2,004	31,847	65,940

