

+/- 28,744 SF FOR LEASE

KEYSTONE PLAZA

3550 PELHAM PARKWAY, PELHAM, AL 35124

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030
www.TheRetailCompanies.com



QUICK FACTS

- **High-Visibility Location** – Positioned on Pelham Pkwy (Hwy 31), a major commercial corridor.
- **Close to Medical Facilities** – Less than 2 miles from Shelby Baptist Medical Center.
- **Surrounded by Major Retailers** – Nearby tenants include Staples, Home Depot, Chick-fil-A, and ALDI.

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

CALL FOR PRICING

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

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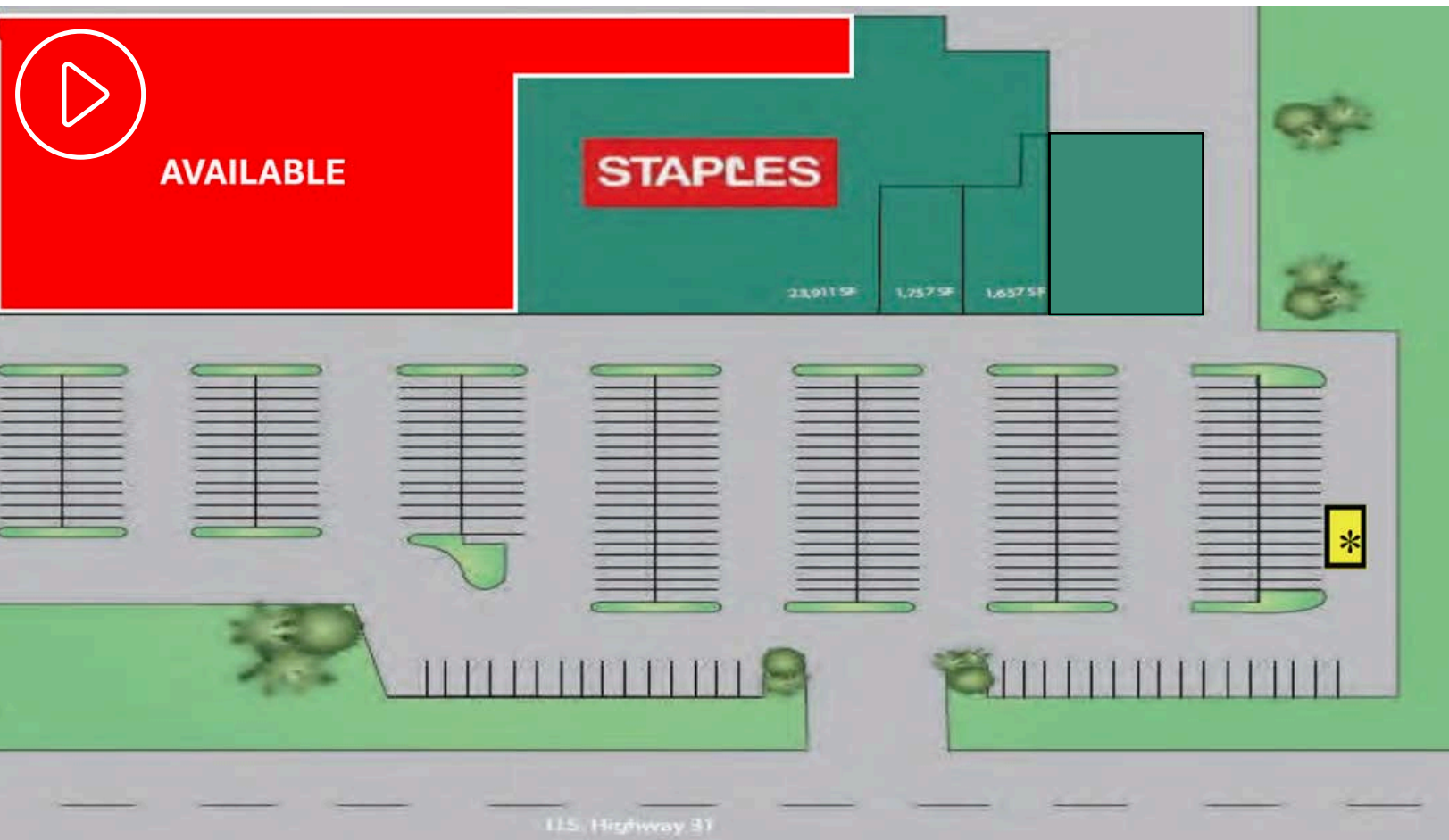
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SITE PLAN



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MARKET AERIAL



TRAFFIC COUNTS

26,129 VPD

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	6,595	34,160	61,866
2020 Population	7,040	36,550	69,815
2024 Population	7,277	38,362	73,663
2029 Population	7,420	39,895	76,742
2010-2020 Annual Rate	0.66%	0.68%	1.22%
2020-2024 Annual Rate	0.78%	1.15%	1.27%
2024-2029 Annual Rate	0.39%	0.79%	0.82%
2020 Male Population	48.0%	47.8%	48.0%
2020 Female Population	52.0%	52.2%	52.0%
2020 Median Age	36.1	37.8	37.6
2024 Male Population	48.9%	48.7%	48.9%
2024 Female Population	51.1%	51.3%	51.1%
2024 Median Age	36.7	38.6	38.3

In the identified area, the current year population is 73,663. In 2020, the Census count in the area was 69,815. The rate of change since 2020 was 1.27% annually. The five-year projection for the population in the area is 76,742 representing a change of 0.82% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	54.9%	68.1%	67.6%
2024 Black Alone	20.6%	14.9%	14.2%
2024 American Indian/Alaska Native Alone	1.1%	0.7%	0.8%
2024 Asian Alone	2.2%	1.6%	2.0%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	12.9%	6.5%	7.6%
2024 Two or More Races	8.5%	8.0%	7.8%
2024 Hispanic Origin (Any Race)	19.7%	11.8%	13.0%

Persons of Hispanic origin represent 13.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	78	98	108
2010 Households	2,470	12,637	22,448
2020 Households	2,605	13,515	25,286
2024 Households	2,709	14,308	26,863
2029 Households	2,787	15,006	28,171
2010-2020 Annual Rate	0.53%	0.67%	1.20%
2020-2024 Annual Rate	0.93%	1.35%	1.43%
2024-2029 Annual Rate	0.57%	0.96%	0.96%
2024 Average Household Size	2.62	2.66	2.73

The household count in this area has changed from 25,286 in 2020 to 26,863 in the current year, a change of 1.43% annually. The five-year projection of households is 28,171, a change of 0.96% annually from the current year total. Average household size is currently 2.73, compared to 2.75 in the year 2020. The number of families in the current year is 19,950 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	18.6%	18.1%	19.0%
Median Household Income			
2024 Median Household Income	\$83,979	\$95,564	\$99,937
2029 Median Household Income	\$96,104	\$105,597	\$107,551
2024-2029 Annual Rate	2.73%	2.02%	1.48%
Average Household Income			
2024 Average Household Income	\$101,950	\$113,430	\$119,352
2029 Average Household Income	\$112,155	\$128,877	\$134,205
2024-2029 Annual Rate	1.93%	2.59%	2.37%
Per Capita Income			
2024 Per Capita Income	\$38,264	\$42,304	\$43,604
2029 Per Capita Income	\$42,480	\$48,450	\$49,356
2024-2029 Annual Rate	2.11%	2.75%	2.51%
GINI Index			
2024 Gini Index	35.8	33.0	33.8
Households by Income			

Current median household income is \$99,937 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$107,551 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$119,352 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$134,205 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$43,604 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,356 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	141	145	138
2010 Total Housing Units	2,662	13,381	23,715
2010 Owner Occupied Housing Units	1,863	10,853	19,319
2010 Renter Occupied Housing Units	607	1,784	3,129
2010 Vacant Housing Units	192	744	1,267
2020 Total Housing Units	2,721	13,998	26,217
2020 Owner Occupied Housing Units	1,807	10,901	20,943
2020 Renter Occupied Housing Units	798	2,614	4,343
2020 Vacant Housing Units	112	478	925
2024 Total Housing Units	2,812	14,880	27,870
2024 Owner Occupied Housing Units	1,904	11,604	22,437
2024 Renter Occupied Housing Units	805	2,704	4,426
2024 Vacant Housing Units	103	572	1,007
2029 Total Housing Units	2,885	15,570	29,154
2029 Owner Occupied Housing Units	1,932	12,045	23,428
2029 Renter Occupied Housing Units	855	2,961	4,743
2029 Vacant Housing Units	98	564	983
Socioeconomic Status Index			
2024 Socioeconomic Status Index	52.5	59.6	59.9

Currently, 80.5% of the 27,870 housing units in the area are owner occupied; 15.9%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 26,217 housing units in the area and 3.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.45%. Median home value in the area is \$302,589, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.82% annually to \$347,692.

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