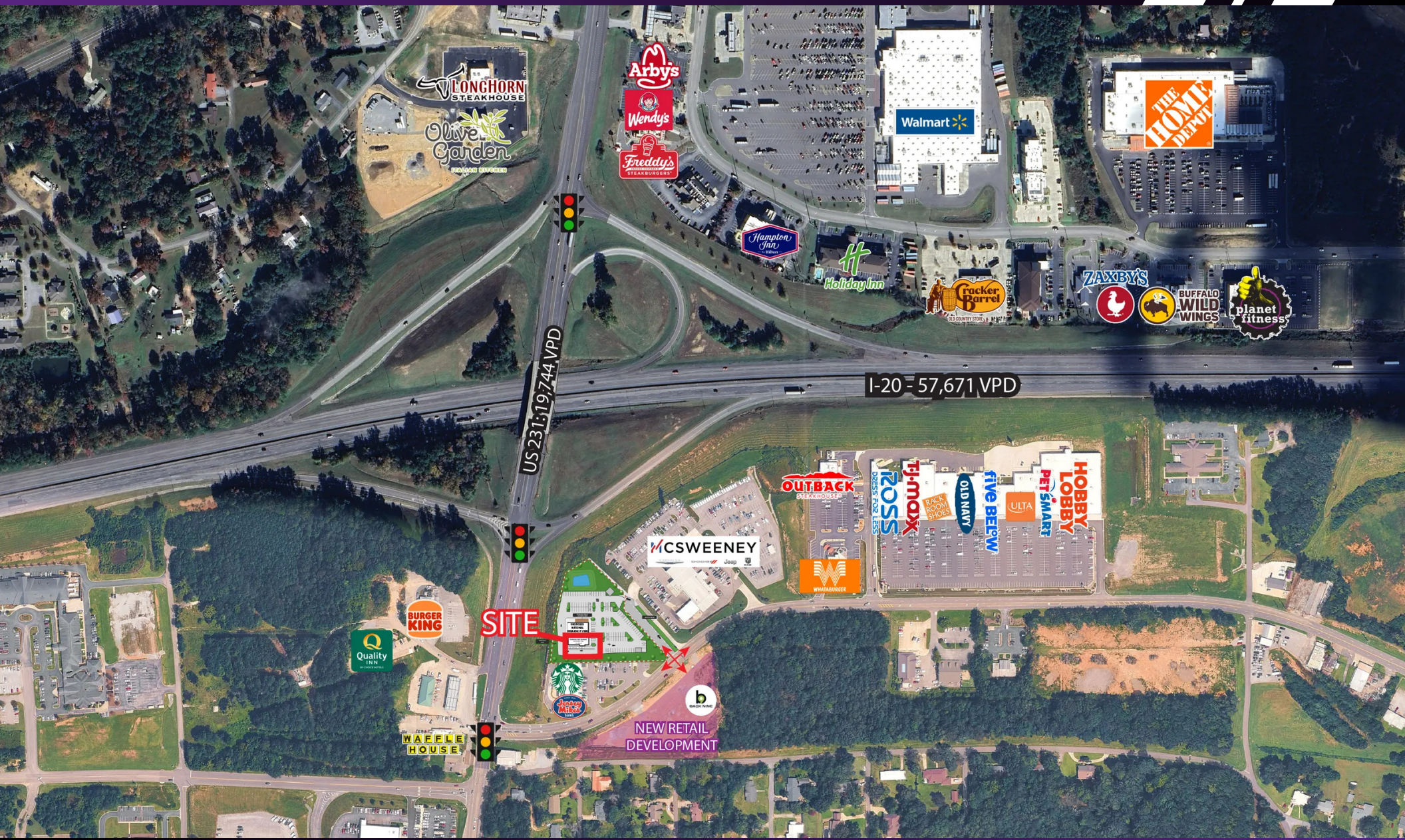
# PELL CITY STATION RETAIL PAD AVAILABLE

## 2505 DOCTOR JOHN HAYNES DRIVE, PELL CITY, AL 35125





Stephanie Hill Director 205.271.7228 shill@southpace.com
Andrew Collat Retail Brokerage 205.271.7224 acollat@southpace.com



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SOUTHPACE

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## 2505 DOCTOR JOHN HAYNES DRIVE, PELL CITY, AL 35125




### PROPERTY HIGHLIGHTS

- ±0.70 Acre pad available for Ground Lease or Build-to-Suit
- Proposed 2,000 - 3,200 SF freestanding restaurant with drive-thru
- Prime SE corner of I-20 and US Hwy 231 with market-best visibility to both
- Excellent traffic: I-20 (57,000+ VPD) and US Hwy 231 (19,700+ VPD)
- Adjacent to Proposed National Breakfast User (±3,600 SF) with cross parking
- Shadow anchored by Pell City Square (1.7M Visitors per year) anchored by Hobby Lobby, TJ Maxx, Ross, and Ulta
- Adjacent to Starbucks, Wingstop, and Jersey Mike's
- Draws from a 20 to 25 mile trade area as the gateway to Logan Martin Lake
- Proposed signage on US Hwy 231 frontage
- Access from Dr. John Haynes Drive with a signalized intersection at US Hwy 231

| OFFERING SUMMARY | |
|---|---|
| Lease Rate: | Call for Pricing |
| Available SF: | 2,000 - 3,200 SF |
| Lot Size: | 0.7 Acres |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| Total Population | 10,744 | 18,599 | 27,357 |
| Daytime Population | 14,757 | 20,818 | 26,730 |
| Total Households | 4,241 | 7,297 | 10,838 |
| Avg HH Income | $79,941 | $81,257 | $85,865 |

Visitor trade area demographics (30% / 50% / 70% of visitors) on page 5.

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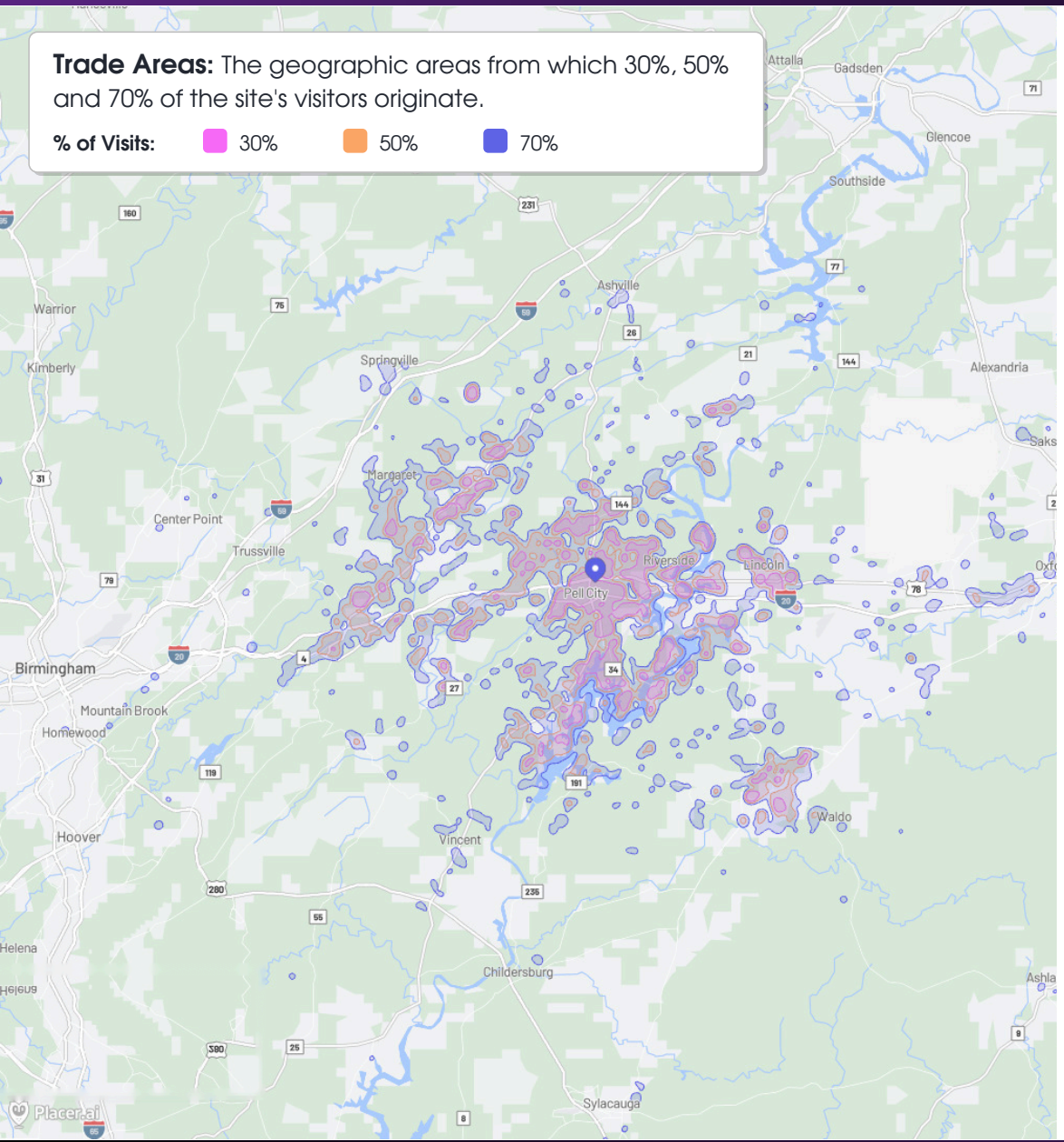
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# PELL CITY STATION RETAIL PAD AVAILABLE
## 2505 DOCTOR JOHN HAYNES DRIVE, PELL CITY, AL 35125




| POPULATION | 30% | 50% | 70% |
|---|---|---|---|
| Total Population | 20,817 | 37,594 | 95,067 |
| Median Age | 38.46 | 41.65 | 40.14 |
| Average Age (Female) | 38.85 | 42.46 | 40.67 |
| Average Age (Male) | 38.19 | 40.67 | 38.56 |

| HOUSEHOLDS & INCOME | 30% | 50% | 70% |
|---|---|---|---|
| Total Household | 8,267 | 14,945 | 36,295 |
| Person / Household | 2.52 | 2.52 | 2.62 |
| Avg HH Income | $87,754 | $81,395 | $86,893 |
| Median HH Income | $76,944 | $67,365 | $68,670 |

### LOCATION DESCRIPTION

Pell City Station sits at the southeast corner of I-20 and US Hwy 231, the main interchange serving Pell City and St. Clair County. The site shadows Pell City Square (Hobby Lobby, TJ Maxx, Ross and Ulta; 1.7M visits per year) and sits next to Starbucks, Wingstop and Jersey Mike's. Pell City is a growing suburb of the Birmingham MSA and draws from a 20 to 25 mile trade area as the gateway to Logan Martin Lake.

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