

**FOR LEASE**

# US-HWY 31 SHOP SPACE

**US-31 & 7th Ave SE  
Alabaster, AL 35007**

Excellent location with visibility to over 49,000 vehicles per day near the intersection of I-65 & US Highway 31. Located in the center of Alabaster, recently ranked 39th Best Place to Live in America in 2020 by Money magazine and the #1 most affordable place to live in Alabama (Shelby Co.) by SmartAsset.

With a trade area that extends south to Clanton in Chilton County, the project is surrounded by high-income households within a 10-mile radius of the site and several of the MSA's largest and fastest growing schools.

South of Birmingham, the state's largest city with a population of approximately 212,000 and a MSA population of nearly 1,080,000. The MSA has consistently been rated as one of America's best places to live with more than 2,000 new jobs and \$587 million in capital investments, the metro has become a powerhouse in Alabama and the Southeast.



retail specialists



## PROPT PROMENADE



## PROMENADE ALABASTER



**BEAU YOUNG**

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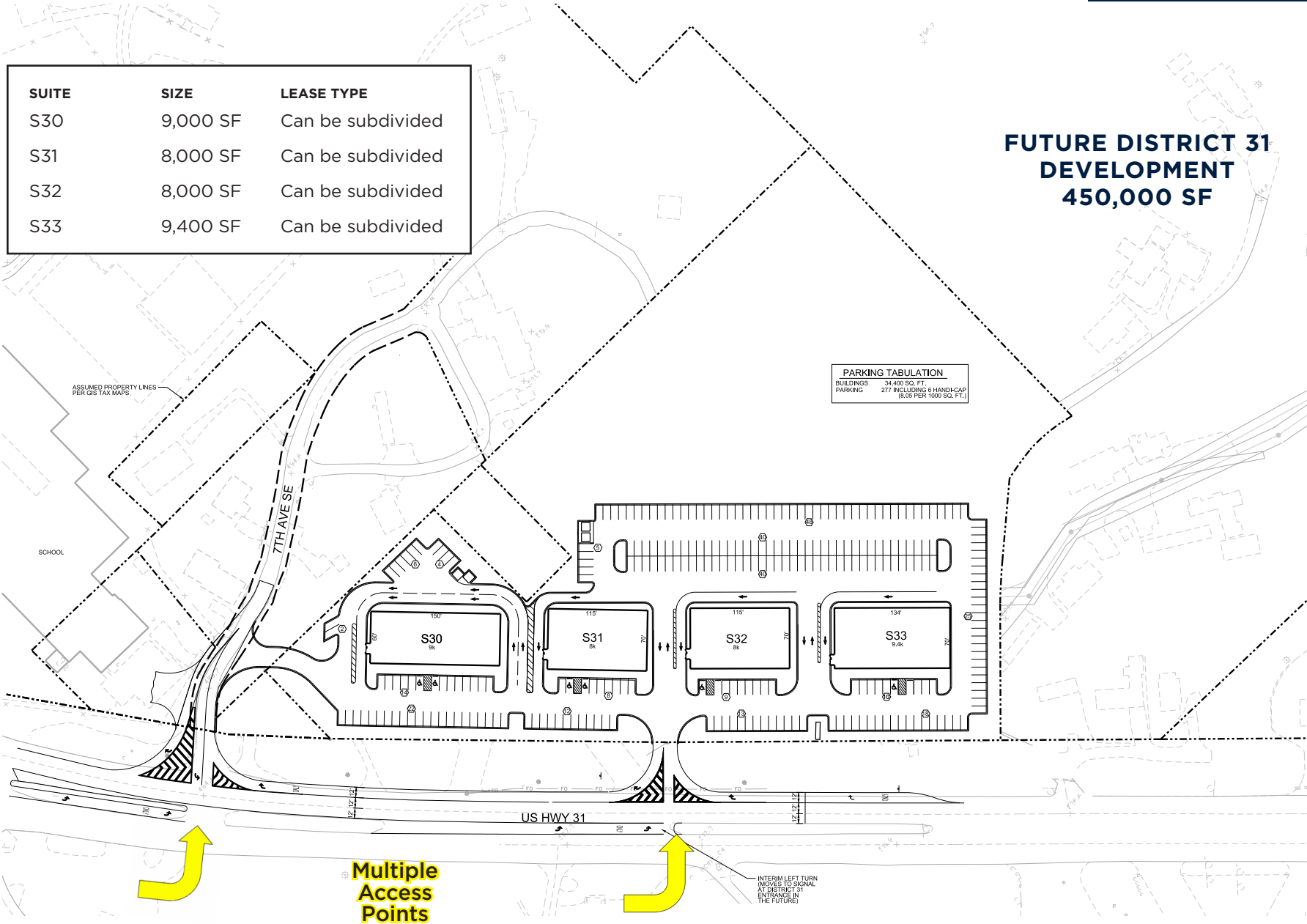
# US-31 SHOP SPACE

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SITE PLAN | FOR LEASE

SUITE	SIZE	LEASE TYPE
S30	9,000 SF	Can be subdivided
S31	8,000 SF	Can be subdivided
S32	8,000 SF	Can be subdivided
S33	9,400 SF	Can be subdivided

FUTURE DISTRICT 31  
DEVELOPMENT  
450,000 SF



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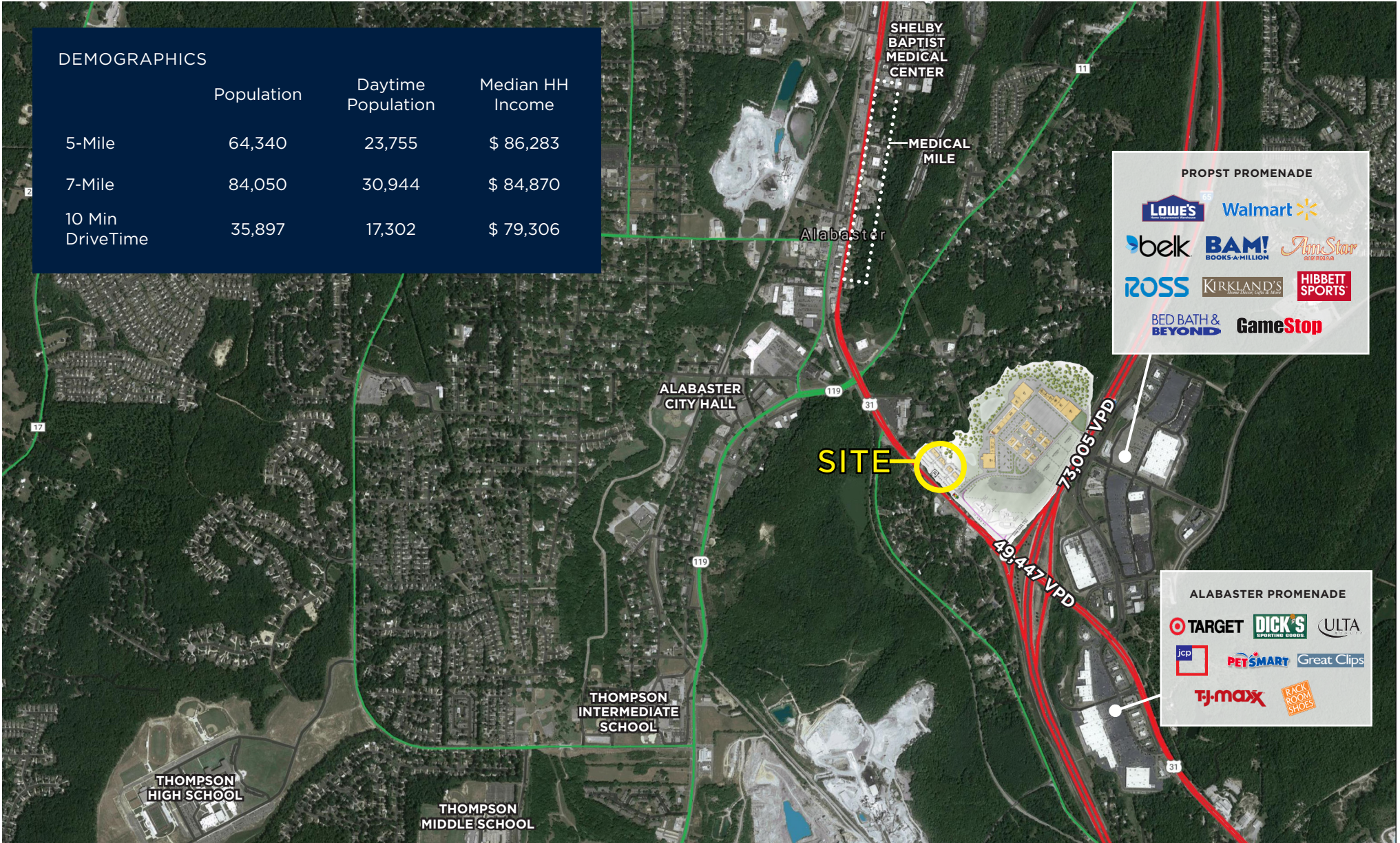




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US-31 & 7th Ave SE, Alabaster, AL 35007

AERIAL | FOR LEASE



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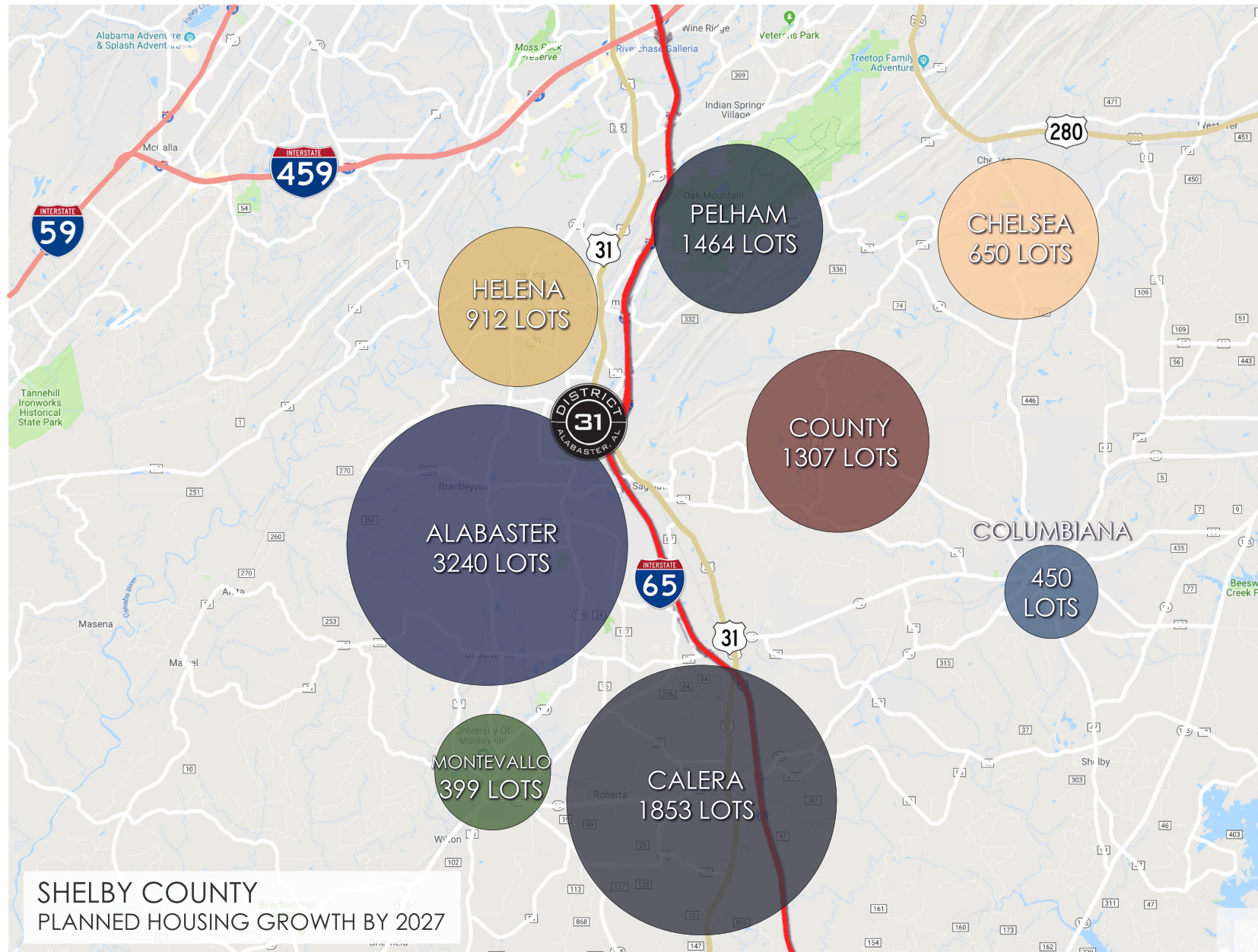




# US-31 SHOP SPACE

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HOUSING STUDY | FOR LEASE



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