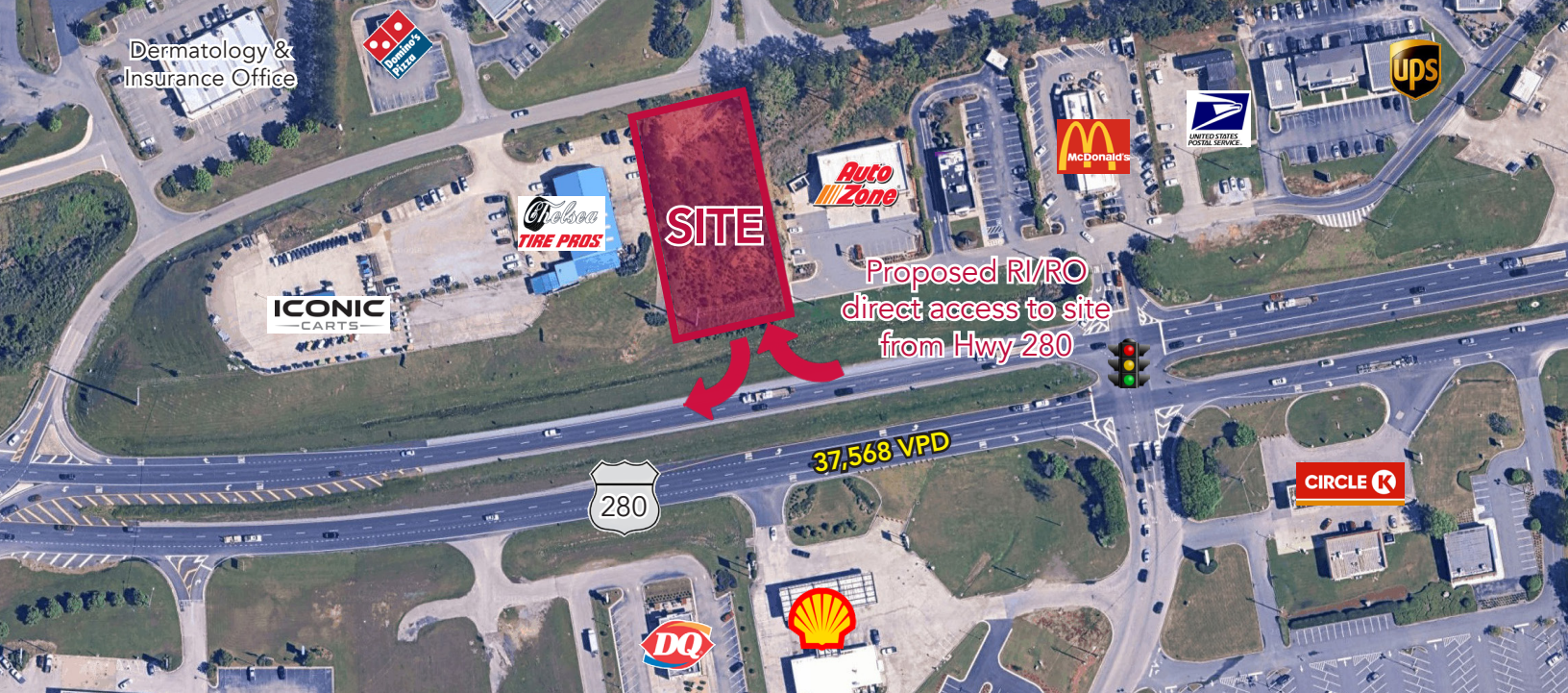


Chelsea, AL Land

16818 Highway 280 Chelsea, AL 35043



AVAILABLE

Property Highlights

- 0.75 acres available for ground lease
- Proposed RI/RO direct access to site from Hwy 280
- Great opportunity to purchase land on the heart of Chelsea surrounded by national retail and restaurants
- +250k new retail being developed across from site
- Great visibility on 280 with access at a traffic signal
- Market is experiencing high growth with 700+ new homes expected in the next 5 years



AC
0.75



TRAFFIC
42,748 VPD



ACCESS
Highway

Demographics	1 mile	3 mile	5 mile
Population	2,390	14,343	36,523
Households	956	5,422	13,201
Daytime Pop	4,151	13,226	27,658
Med HH Income	\$100,436	\$98,821	\$112,934

Joe Strauss, CCIM jstrauss@retailspecialists.com 205.393.3215



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Site Access



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Market Aerial



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