



retail specialists

Your Retail Real Estate Experts

Chelsea, AL Land

16818 Highway 280

Chelsea, AL 35043



FOR SALE

Property Highlights

- 0.75 acres available for sale
- Great opportunity to purchase land on the heart of Chelsea surrounded by national retail and restaurants
- 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
- Call for more information and pricing



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



16818 Highway 280 Chelsea, AL 35043

This aerial map illustrates a proposed retail development site, marked by a large red star and labeled "Future Retail Development". The site is situated at the intersection of U.S. Hwy 280 and Hwy 39. The map shows a dense concentration of existing retail and commercial establishments in the area, including:

- Major Retailers:** Publix, Bojangles, Great Clips, RaceTrac, Dollar Tree, Anytime Fitness, Cato, Shoe Dept., AutoZone, Little Caesars, Taco Bell, McDonald's, and AT&T.
- Fast Food & Casual Dining:** Arby's, Tractor Supply Co., Applebee's, Wally's, Sonic, Burger King, Subway, Claire's, and Winn-Dixie.
- Other Businesses:** Murphy's USA, Walmart, Jeremiah's, Builders FirstSource, and Express.

The map also indicates the location of "Bear Creek" and "Double Mountain Branch" to the north and west of the development site. A red line highlights the path of U.S. Hwy 280, and a yellow line highlights the path of Hwy 39. A red star is placed at the intersection of U.S. Hwy 280 and Hwy 39, with the text "37,568 VPD" (Vehicle Per Day) next to it, indicating the volume of traffic at this location. The map shows a mix of developed areas, including parking lots and building footprints, and undeveloped land, including forests and wetlands.

Joe Strauss, CCIM jstrauss@retailspecialists.com 205.393.3215