



retail specialists



The Shoppes at Chelsea Corners

Hwy 47 & Chelsea Corners Way, Chelsea, AL

NOW LEASING

*A Fast-Growing Community at
the Heart of U.S. 280*

In collaboration with:





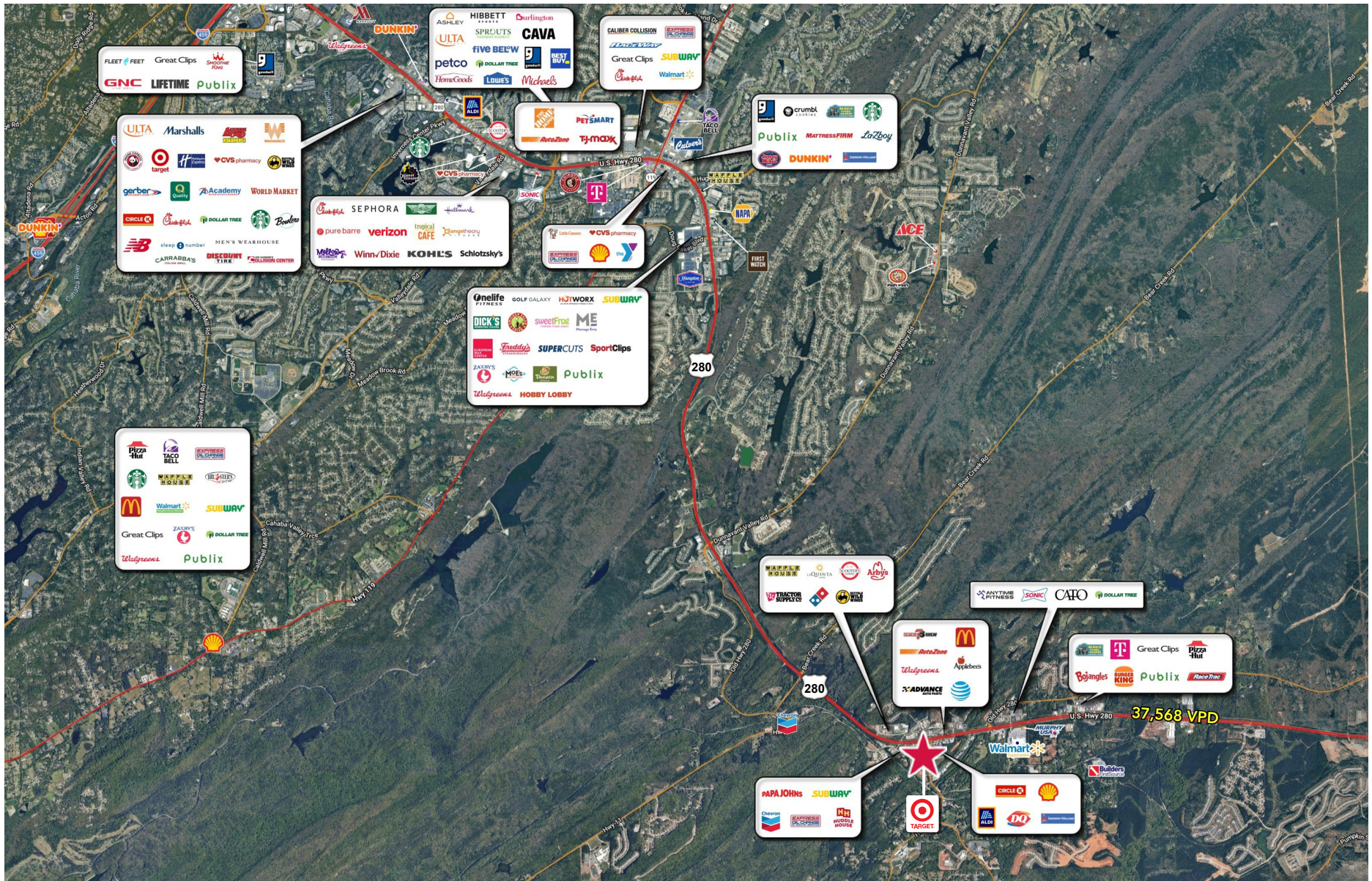
MARKET OVERVIEW | CHELSEA, AL

A Growing Retail Destination Along U.S. 280

Chelsea is one of Alabama's fastest-growing communities, benefiting from its strategic location along the U.S. 280 corridor and within the Birmingham-Hoover metropolitan area. Continued residential growth, strong household incomes, rising property values, and ongoing investment have positioned Chelsea as a thriving retail and commercial destination.

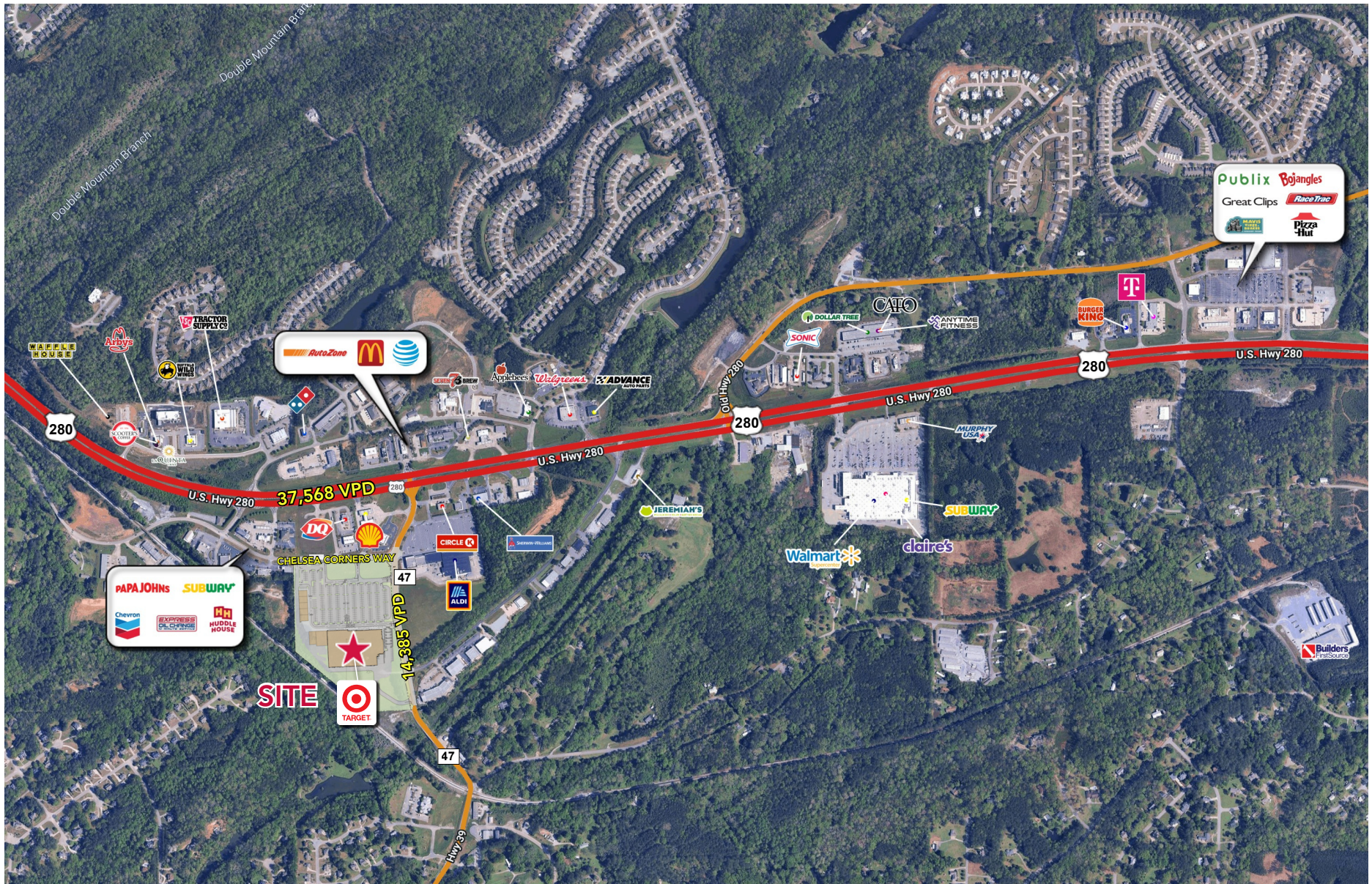
Located at the southwest corner of Chelsea Corners Way and Highway 47, this Target-anchored center offers exceptional visibility and convenient access to U.S. 280, a major regional corridor connecting Chelsea to Birmingham and communities throughout Shelby and Jefferson counties. The location provides an ideal opportunity to serve a growing population with strong retail demand.

MARKET AERIAL





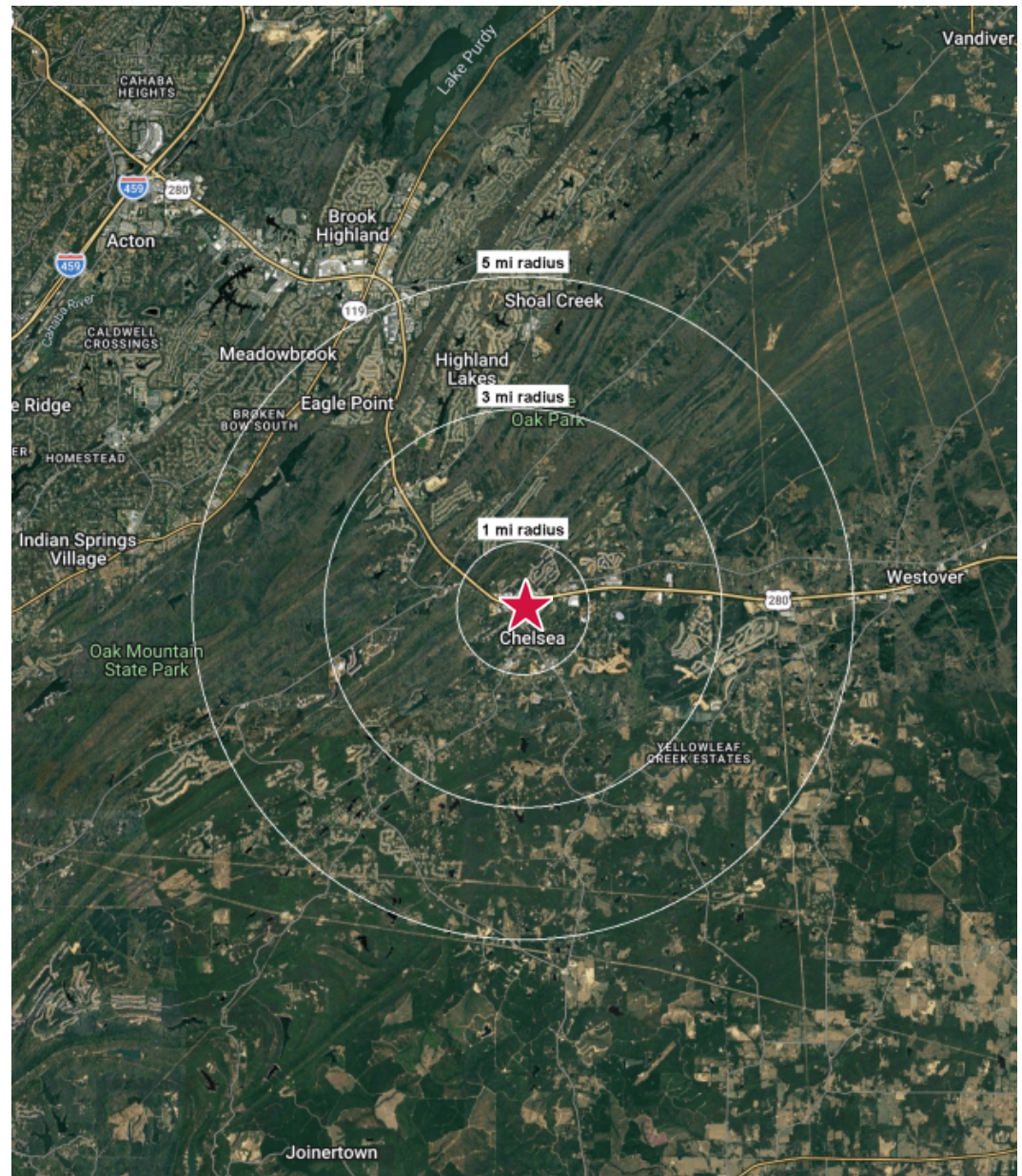
RETAIL MARKET AERIAL



DEMOGRAPHICS

Chelsea is transitioning from a primarily residential growth market into a more mature commercial destination, supported by strong household incomes. The city serves as an essential shopping and service hub for a growing, affluent suburban and rural population, while continued investment in infrastructure and education further strengthens its long-term economic and real estate outlook.

	1-MILE RADIUS
Population	2,525
Households	940
Median HH Income	\$111,192
	3-MILE RADIUS
Population	13,162
Households	5,111
Median HH Income	\$116,489
	5-MILE RADIUS
Population	34,955
Households	13,370
Median HH Income	\$132,737



SITE PLAN

SITE PLAN

TOTALS

Land Area: ± 20.31 AC
 Proposed Area: 162,967 SF
 Parking: 765 Spaces
 Parking Ratio: 4.70/1000

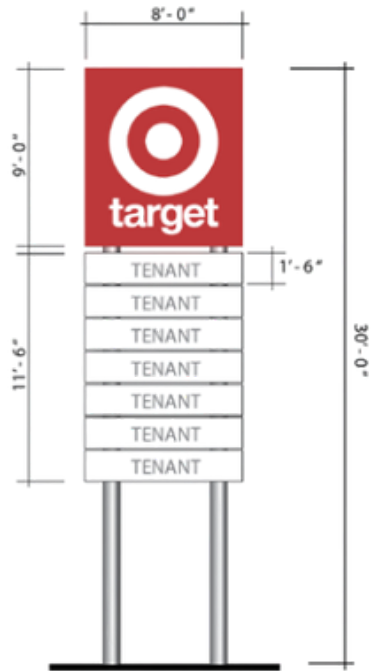
Space Available	Square Footage & Acreage
Outparcel A	± 1 AC
Outparcel B (Under LOI)	± 1 AC
Spaces 1-5	min/div 1,200 SF
Retail 1	$\pm 10,800$ SF
Retail 2	$\pm 6,000$ SF



SIGNAGE

A & B

HWY 280 & 47 PANELS



C



D



ECONOMIC GROWTH



Chelsea is expanding at 2.89% annually, having surged over 20% since 2020, making it a statewide leader in residential and commercial absorption.



Boasting a median household income exceeding \$115,000, the city's population is highly educated, with over 49% holding bachelor's or graduate degrees.



As a regional super-hub, Chelsea captures the retail and labor trade for Westover, Harpersville, Vincent, Wilsonville, Columbiana, Childersburg, and Dunnivant Valley.



The "PlanChelsea" initiative and the new Foothills Business Park are driving a transition from a bedroom community to a self-sustaining commercial powerhouse.



8,242

Homes in Shelby County pipeline



US-280

Primary regional commercial artery



90%

Home ownership rate



15,500

New residents in Shelby County since 2020



I-459

Under 10 miles distance



49%

College or higher education



**Harpersville
(10 min east)**

Ranks 10th fastest growing city in AL



HWY 47

Multi-million dollar widening project underway



20%

Population growth since 2020



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