

Join Jimmy John's, Pizza Hut, Planet Smoothie and Taziki's in Alabaster



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Proposed rendering, subject to change.

RETAIL PROPERTY FOR LEASE

📍 Alabaster Landing • 606 1st Street N (Hwy 31), Alabaster, AL

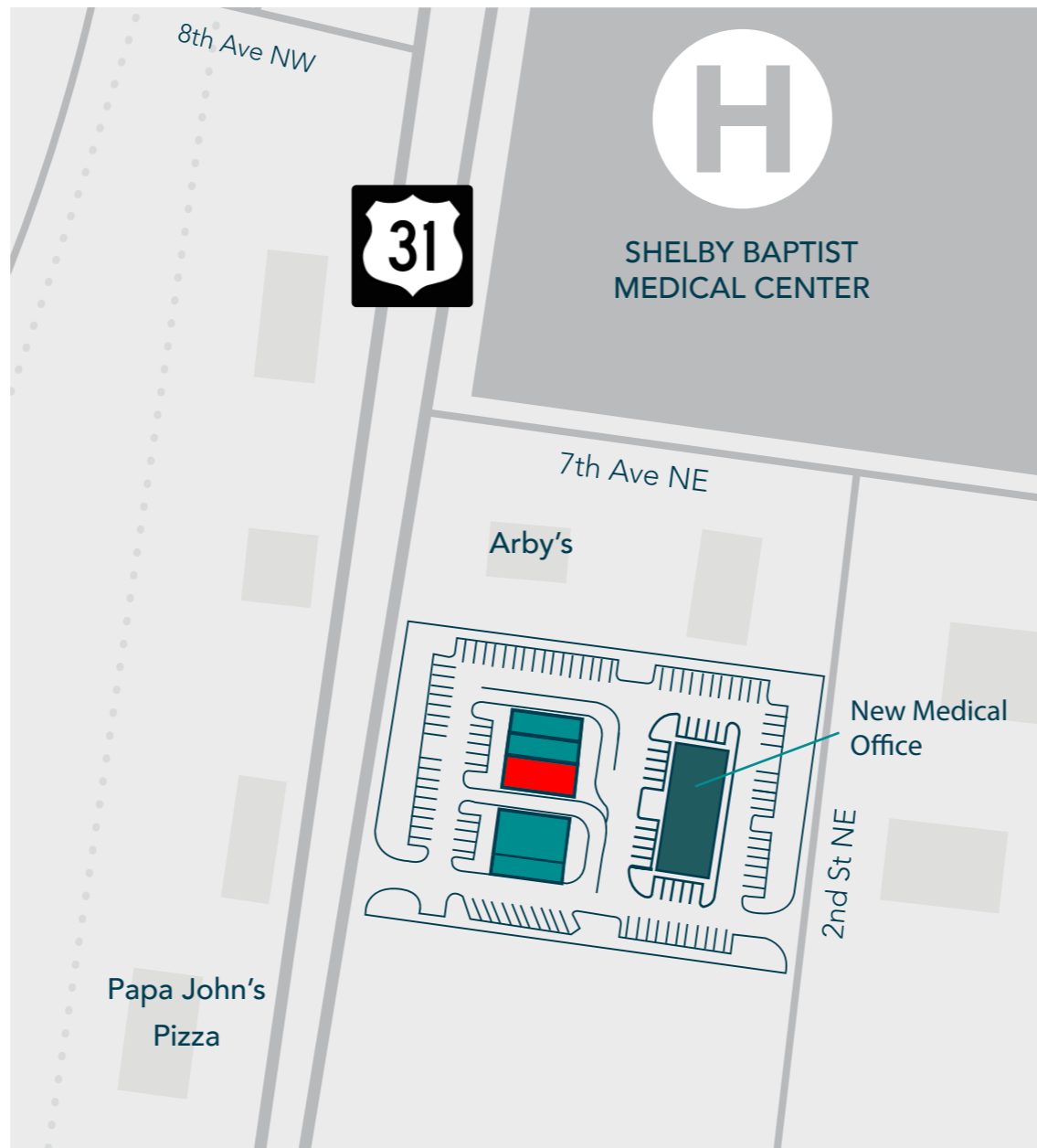
Alabaster / LANDING

NEW CENTER ADJACENT TO HOSPITAL

- Adjacent to Shelby Baptist Medical Center (over 250 beds, 1,000 employees, 50,000+ emergency room visits / year)
- Site with 1 endcap for lease – 2,200 sf
- Proposed Phase II MOB – For sale, lease, or build to suit in back. Retail available in front strip
- Phase I consists of Jimmy John's, Pizza Hut, Tazikis and Planet Smoothie



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Daytime Business Population
 approx. 10,000+
 within 2 miles



Population
 2 mi. 19,294
 4 mi. 52,523
 6 mi. 71,974



Average HH Income
 2 mi. \$81,705
 4 mi. \$85,720
 6 mi. \$86,238



Traffic Counts
 over 27,000
 vehicles/day

2,200 SF **Available Retail**

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.

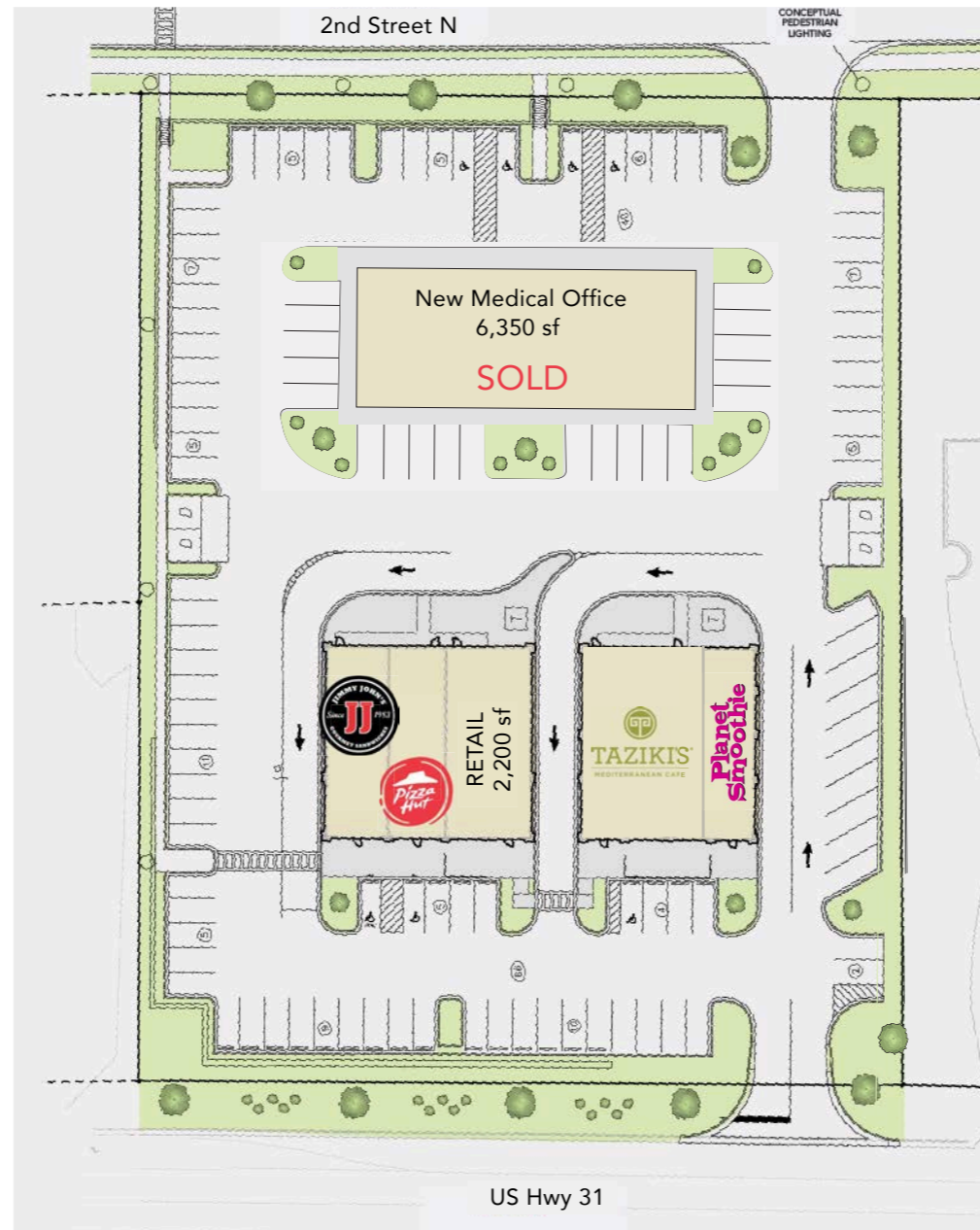
Alabaster LANDING

NEW CENTER ADJACENT TO HOSPITAL

City of Alabaster has a population of approx. 35,000 residents and is a suburb of Birmingham. Alabaster is included in the Birmingham Hoover Metropolitan Statistical Area with a total population of over 1.2 million residents which ranks in the top 50 in the nation. The MSA's total personal income level is approximately \$50,000 per person which also ranks in the top 50 in the US.



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