



FREESTANDING QSR FOR SALE OR LEASE

9940 Highway 119, Alabaster, AL 35007

Ideally Located QSR
Along High-Traffic Corridor

****Do Not Disturb Tenant****
All inquiries must go through broker

NEW \$43.7 MILLION RECREATION
CENTER AND LIBRARY +
20K SF RETAIL DEVELOPMENT



±20K SF
RETAIL DEVELOPMENT

NEW CITY OF ALABASTER
REC CENTER
OPENING 2027

THOMPSON ROAD — 8,440 AADT

24,389 AADT



- **New rec center will open in 2027** and include: Three multipurpose indoor courts, event and meeting space, an indoor walking track, a workout and fitness area, an outdoor pool and splash pad
- The **new library** will be about 19,000 square feet
- **Improvements to the Alabama 119-Thompson Road intersection**, including a new right turn lane on 119 and signal improvements.
- The corner fronting Thompson Road and Alabama 119 will house a **retail development**. The rec center, library and retail development will also have **ample on-site parking**.



LEASE RATE: \$46/sf NNN
(\$116,196/yr NNN)

SALE PRICE: \$1.895M



LOT SIZE: 38,333 SF / 0.88 AC

BUILDING SIZE: 2,526 SF



DETAILS:

- **Zoned B-3**
- Ideal location near City of Alabaster new Rec, Library, and ±20K SF Retail Development
- Combined traffic counts at the intersection of Hwy 119 and Thompson Road: **32,022 AADT**
- Household income of nearly **\$100,000 within 1 mile**
- Population of **32,800+ within 3 miles**



HARBERT
RETAIL

CASEY HOWARD

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LACEY SCOTT

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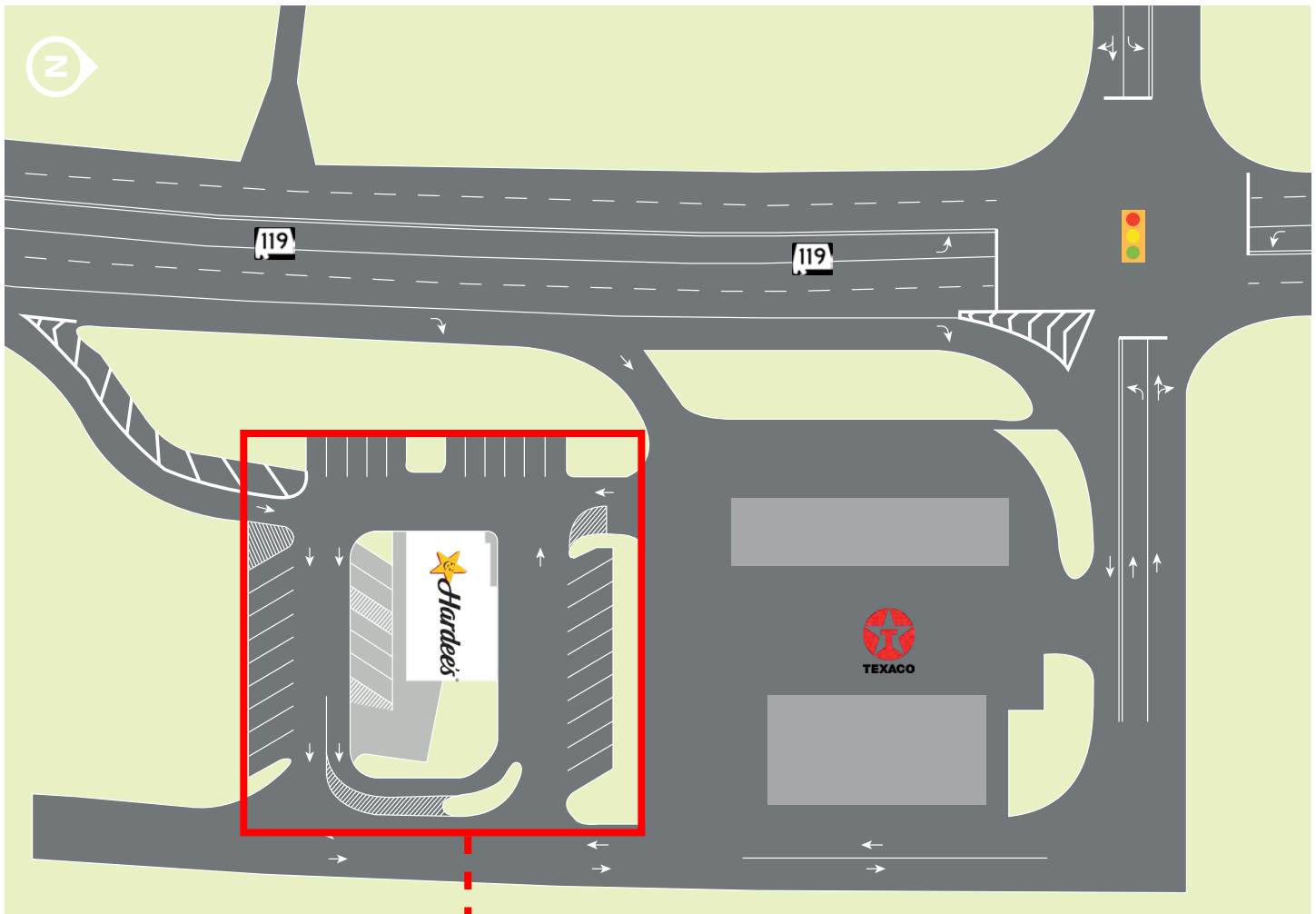
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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 subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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SITE PLAN



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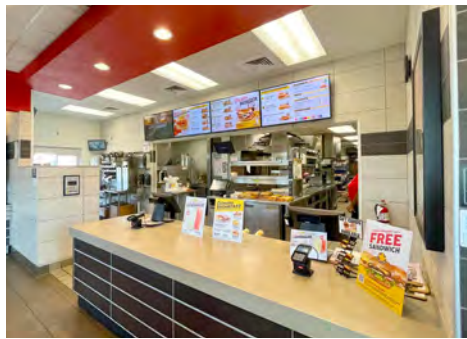
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PHOTOS



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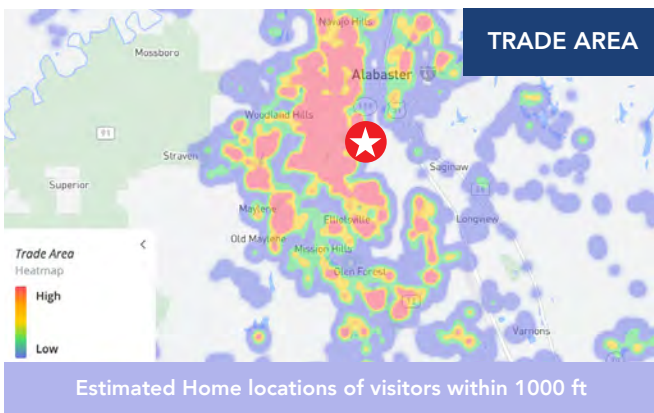
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LOCATION



12 MONTH VISITOR DEMOGRAPHICS WITHIN 1000 FT

Visits	696.4K
Visitors	115K
Visit Frequency	6.06x
Avg Dwell Time	11 minutes
Visitor Income	\$87.8K Median HH Income



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