

BIRMINGHAM, AL  
**SOUTHGATE VILLAGE**

HIGHWAY 31 & ROUTE 261

**NEW**  
**MARKET**  
 newmarketprop.com



**SIZE**

75,092 SF

**ADDRESS**

1930 Highway 31 South  
 Pelham, AL 35124

**ANCHOR TENANT**

Publix

**PROPERTY HIGHLIGHTS**

- Successful Publix anchored community center located off Highway 31 that carries 33,000 plus CPD
- Five points of access with signalized intersection
- Population density over 40,000 in a 3 mile radius with incomes in excess of \$83,000
- Shelby County boasts a growth percentage of 46% since 2000

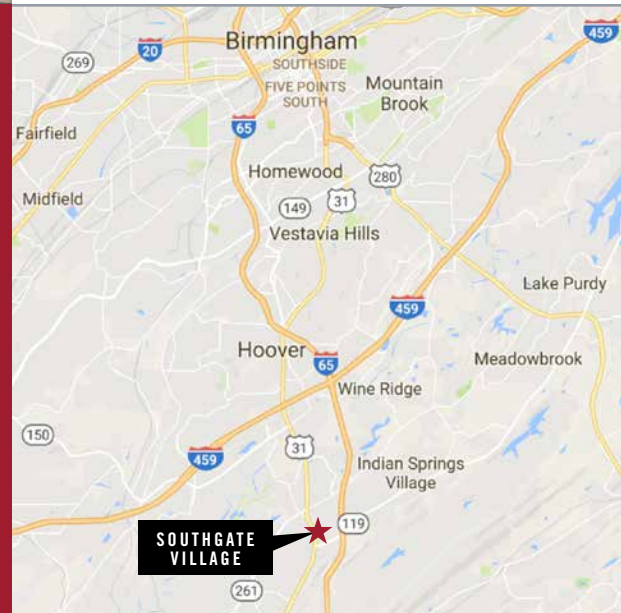
**MARKET HIGHLIGHTS**

Birmingham is a leading hub for life science research with over 100 biotechnology corporate offices. There is over \$2 billion dollars of active technology capital located in this promising market. The University of Alabama at Birmingham has over 17,000 in total enrollment and is the largest employer in the entire state with over 23,000 employees.

DEMOGRAPHICS*	1 MILE	3 MILE	5 MILE
Population	5,267	41,635	94,142
Average HH Income	\$76,477	\$83,102	\$91,110

TRAFFIC COUNTS	VEHICLES PER DAY
Highway 31	33,038
Route 261	18,580

\*2016 Estimates



**MARTIN SMITH**  
 martin.smith@srsre.com  
 205.259.2195



**AMY SIEGAL**  
 amy@newmarketprop.com  
 404.228.5807

