

201 YEAGER PKWY

201 Yeager Parkway Pelham, AL 35124



OFFERING SUMMARY

Available SF:

1,250 SF - 2,500 SF

Lease Rate:

\$15.00 SF/yr (NNN)

Year Built:

1987

Building Size:

7,500 SF

Submarket:

Pelham

PROPERTY OVERVIEW

2,500 SF for lease in Pelham. Two suites are currently available and they can be combined for office, retail or flex space. Suites are currently subdivided in 1,250 SF spaces.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
201 Yeager Pkwy Suite D	\$15.00 SF/yr	1,250 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,566	12,604	26,115
Total Population	3,962	32,635	68,807
Average HH Income	\$68,486	\$71,587	\$81,086

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ACRE REAL ESTATE PARTNERS, LLC

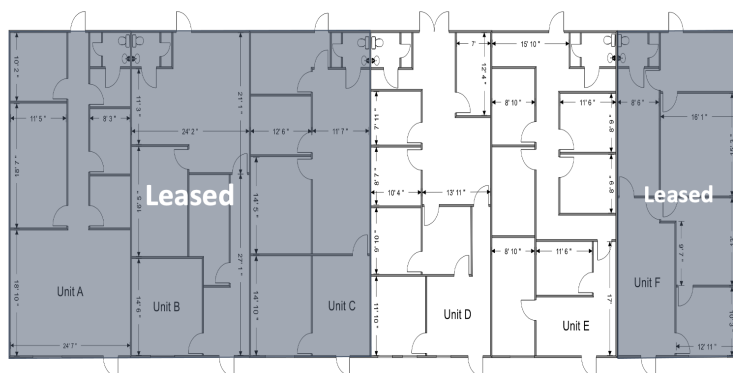
1607 Richard Arrington Jr Blvd S

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201 Yeager Parkway
Existing Floor Plan



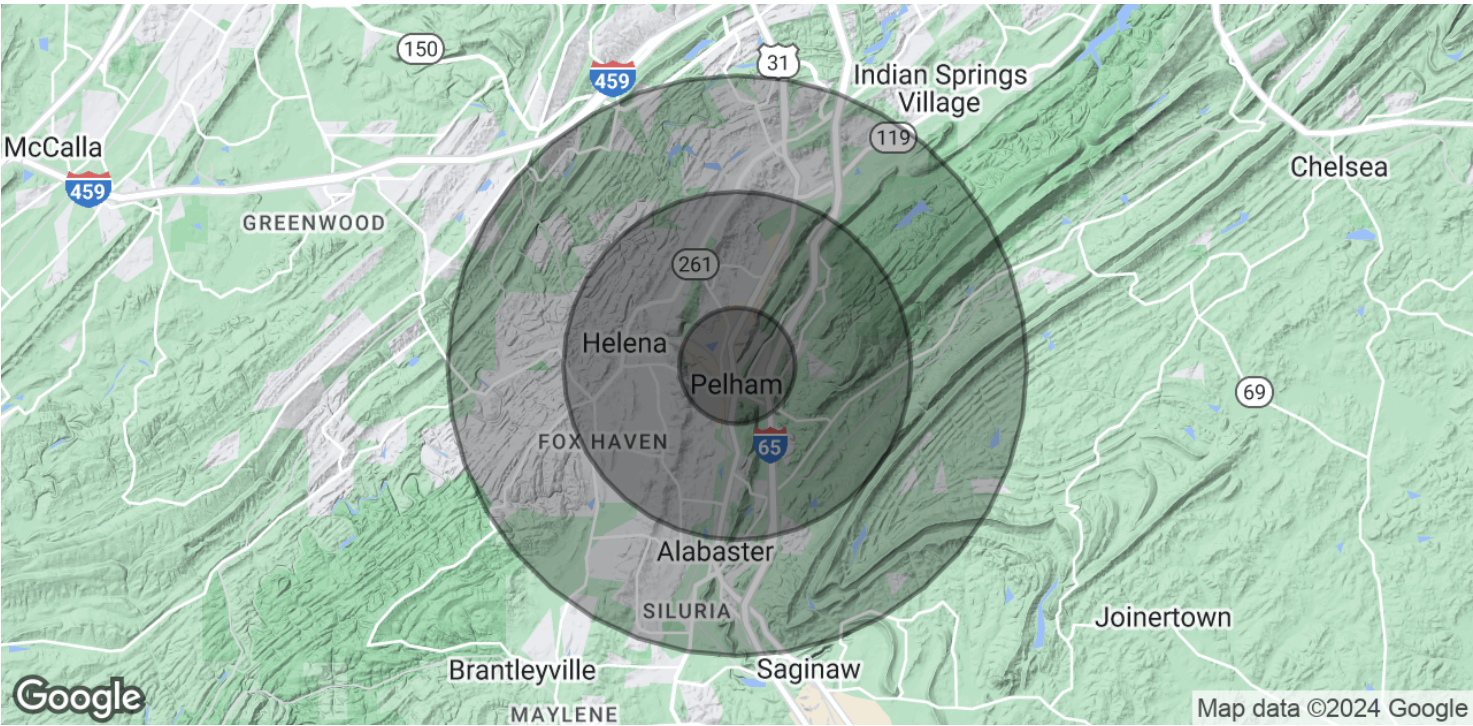
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,962	32,635	68,807
Average Age	32.3	34.7	35.6
Average Age (Male)	30.0	32.2	34.4
Average Age (Female)	34.0	36.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,566	12,604	26,115
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$68,486	\$71,587	\$81,086
Average House Value	\$146,160	\$178,563	\$210,380

* Demographic data derived from 2020 ACS - US Census

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