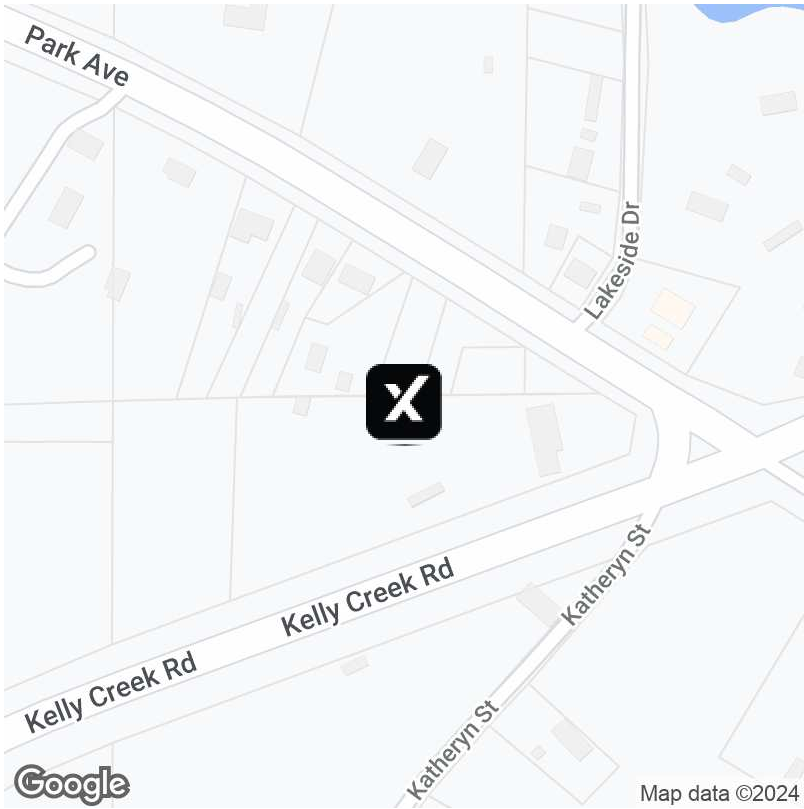


FOR LEASE |

Moody Ground Lease

Kelly Creek Rd at Park Ave, Moody, AL 35004



Offering Summary

Lease Rate:	Call for pricing
Lot Size:	3.2 Acres
Zoning:	B3
Market:	Birmingham
Submarket:	St. Clair County
Traffic Count:	8,959

Property Overview

Up to 3.2 acres available for ground lease in Moody, AL. Intersection of Kelly Creek Rd and Park Ave. Approximately 1/4 mile from I-20 exit 147 - which includes Acme Brick, Vulcan Industries, Moody Commerce Park and future Kelly Creek Commerce park. 23 miles from Downtown. Municipality looking for retail opportunities. Moody, AL, is the fastest growing city in St. Clair County. St. Clair County is the fifth fastest growing county in the state.

Property Highlights

- Progressive City
- Up to 3.2 acres - 695 feet of frontage along Kelly Creek Rd.
- Busy intersection
- All utilities available

Amber Seibel

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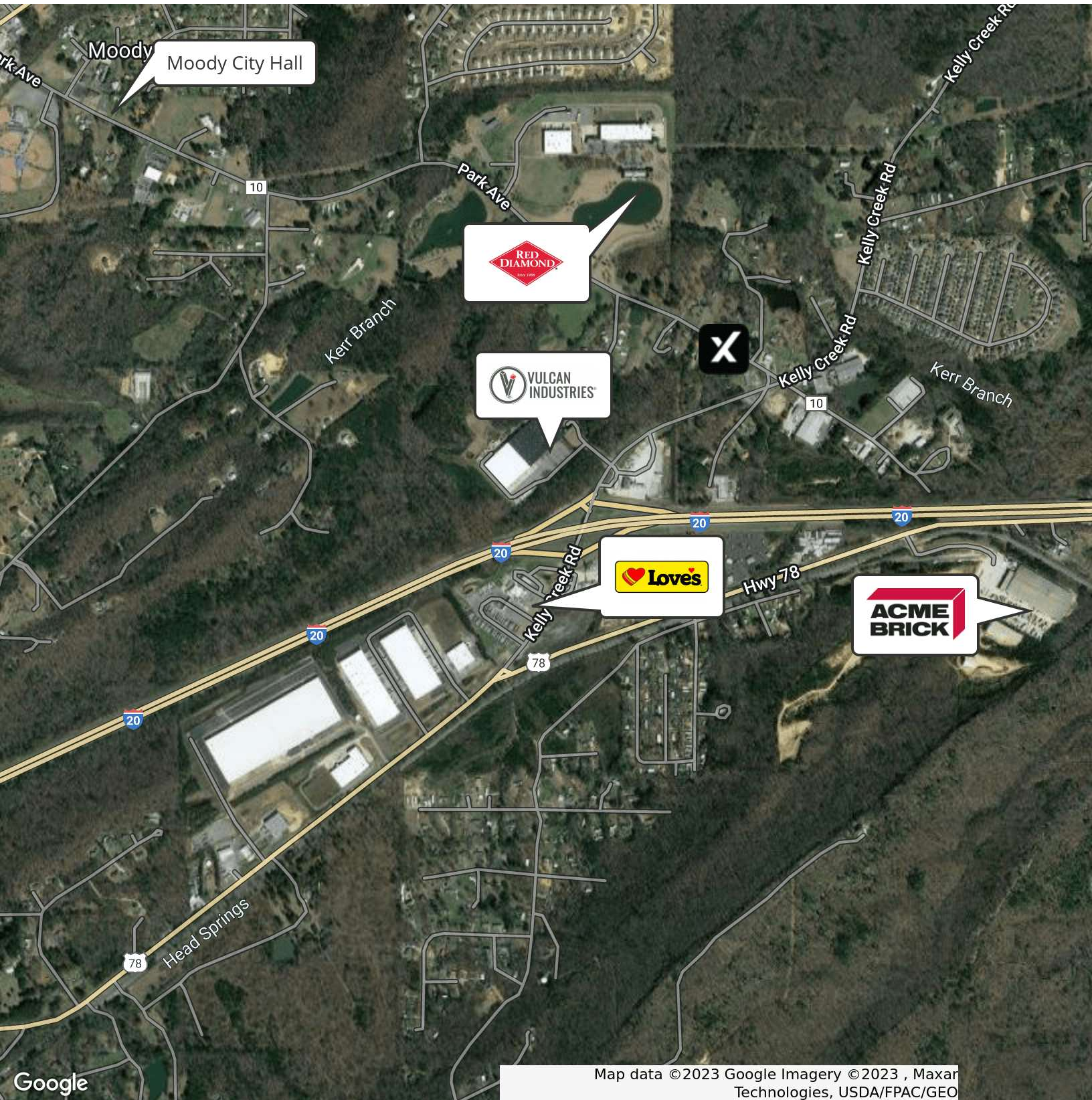
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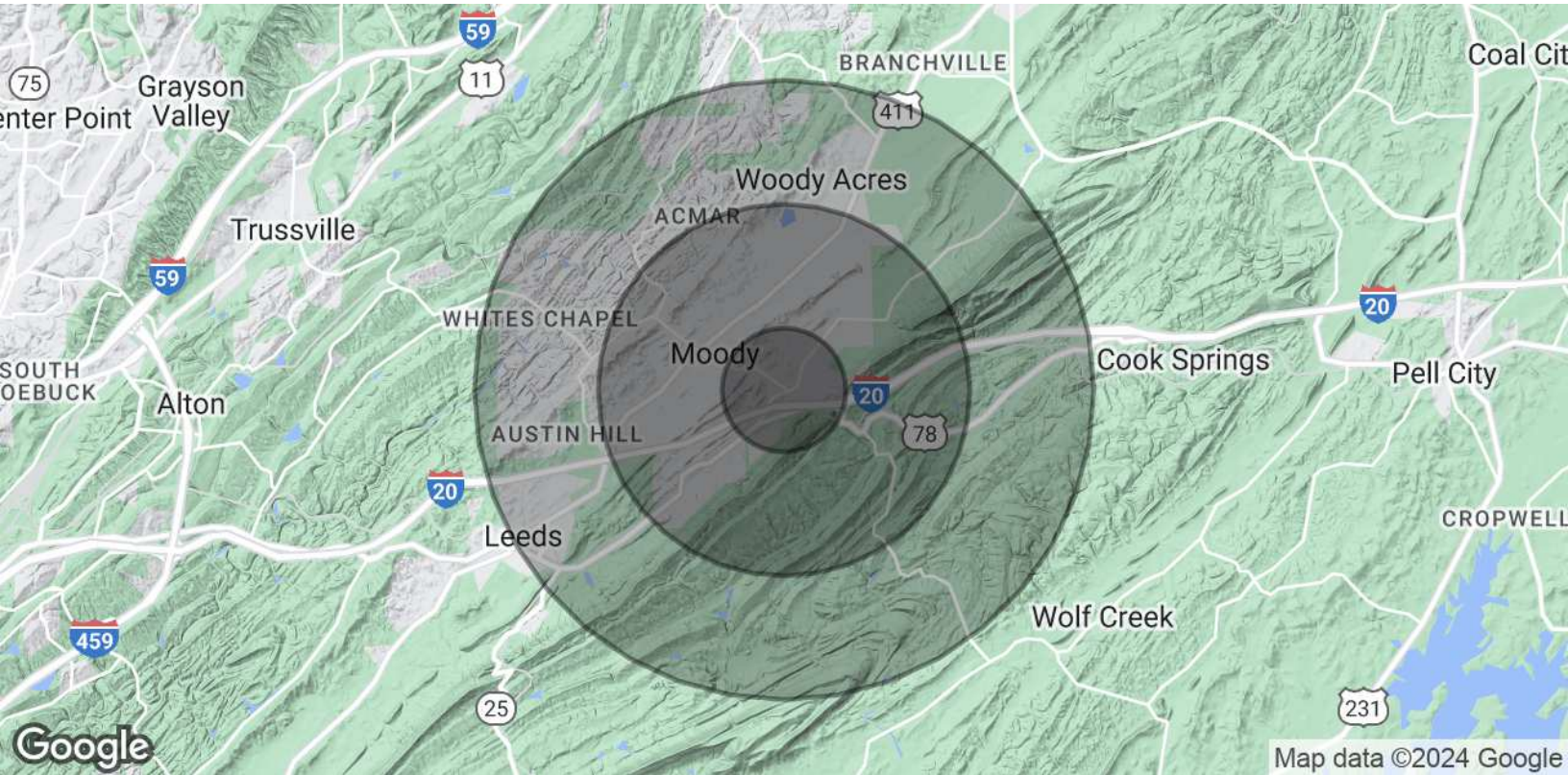
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,230	11,755	24,274
Average Age	40.8	39.8	39.5
Average Age (Male)	39.0	37.7	37.3
Average Age (Female)	40.7	40.7	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	474	4,710	9,761
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$75,699	\$70,674	\$68,623
Average House Value	\$187,262	\$179,643	\$181,190

* Demographic data derived from 2020 ACS - US Census

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