



**AVAILABLE
Outparcel #3**

**Under Contract
Outparcel #1**

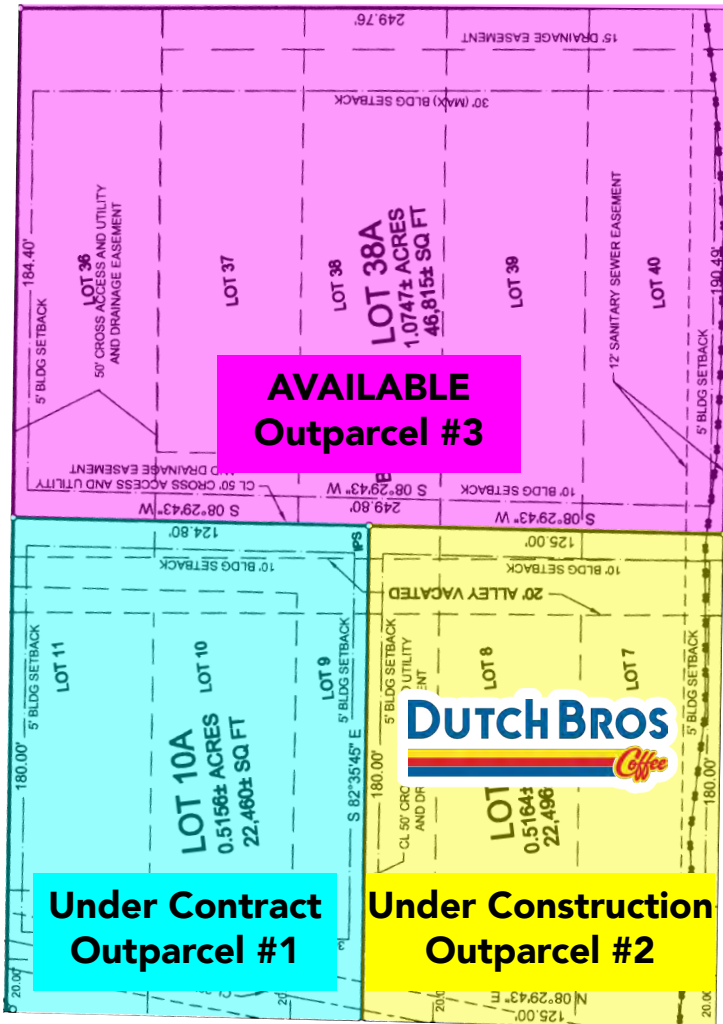


**Under Construction
Outparcel #2**

FOR SALE/GROUND LEASE/BTS NEXT TO HOSPITAL
566 1st Street North, Alabaster, AL 35007

Prime location adjacent to Baptist Health Shelby Hospital

2ND STREET NE



ASKING PRICE:

Outparcel #1: **Under Contract**
Outparcel #2: **SOLD!!**
Outparcel #3: \$1,000,000



SIZE:

Outparcel #1: ±0.52 acres
Outparcel #3: ±1.07 acres



LOCATION:

- Easy access to major transportation arteries, including US 31 and I-65, and numerous retail amenities
- Nearby Shelby Baptist Medical Center (252 Beds and 51,000+ ER patients treated each year)
- 24,745 AADT on US 31



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

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

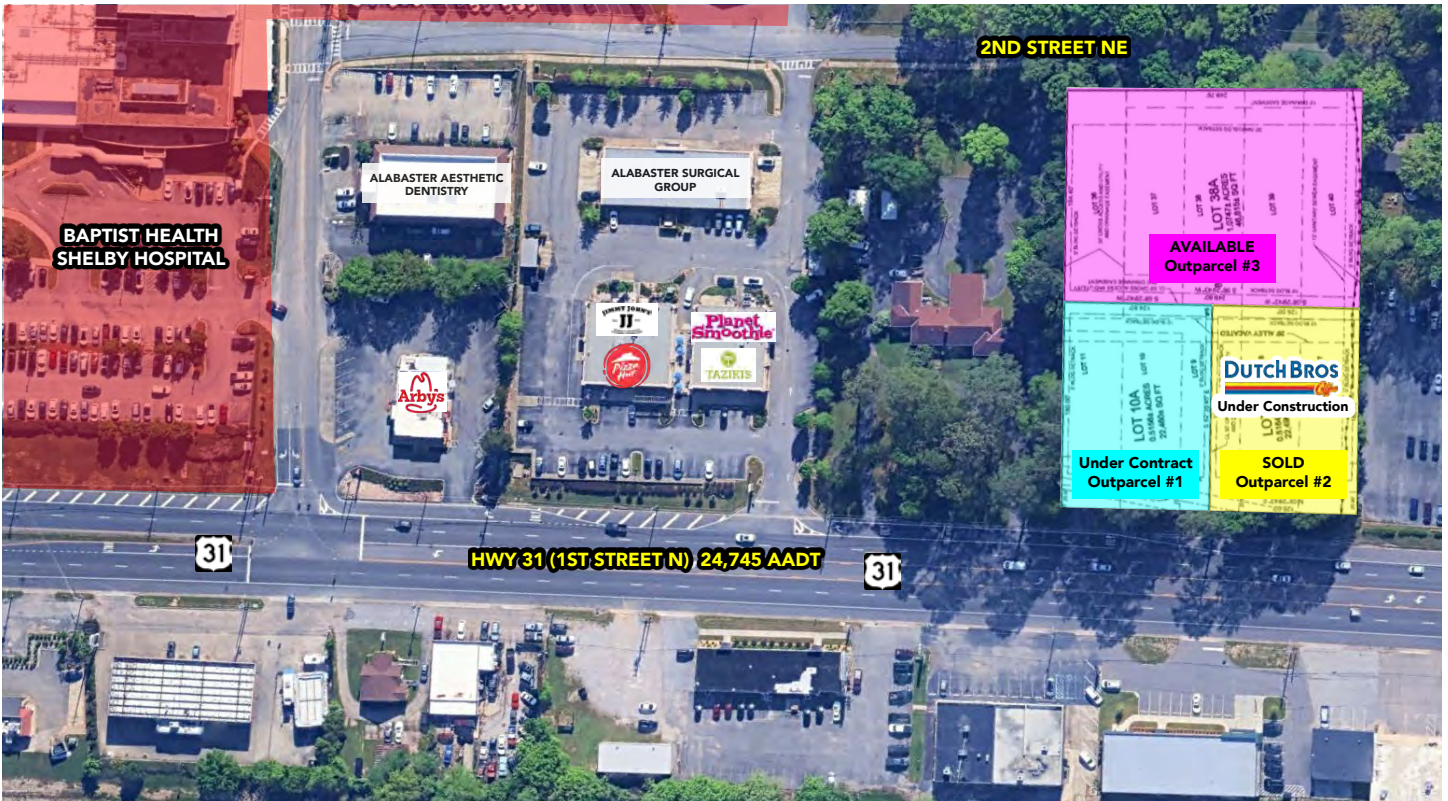
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HWY 31 (1ST STREET N)

FOR SALE/GROUND LEASE/BTS NEXT TO HOSPITAL

566 1st Street North, Alabaster, AL 35007

Under Construction



COME JOIN **DUTCH BROS** Coffee

Since its humble beginnings, Dutch Bros has transformed into one of the fastest-growing drive-thru coffee brands in the United States. With a strategic expansion that has brought hundreds of new locations to communities nationwide, Dutch Bros combines scalable operational excellence with a unique, people-first culture. Experience the premium blends and innovative energy infusions that are redefining the beverage industry landscape.

TOTAL LOCATIONS: 1,100+ nationwide

STATES SERVED: 24 and counting

GROWTH PACE: Opening 150+ new shops annually

MARKET PRESENCE: Publicly traded on the NYSE (BROS) since 2021



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Location Overview

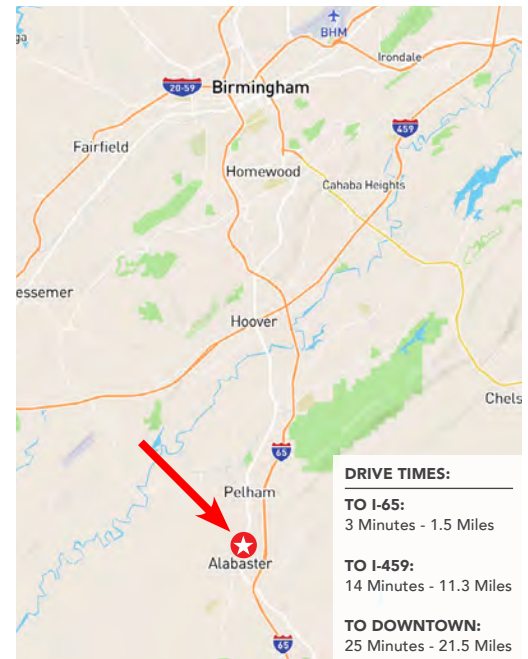


12 MONTH DEMOGRAPHICS AT NEIGHBORING RETAIL CENTER

| | |
|------------------|------------|
| Visits | 582.2K |
| Visitors | 169.1K |
| Visit Frequency | 3.44x |
| Avg Dwell Time | 75 minutes |
| Median HH Income | \$83.2K |



ALABASTER is a city and southern suburb of Birmingham MSA in Shelby County, AL. At the 2020 census, the population was 33,284. Alabaster is the 16th largest city in Alabama by number of residents. It is home to Shelby Baptist Medical Center, a 252 bed hospital which is part of the Brookwood Baptist Health network.



1,3,5 MILE DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| POPULATION | | | |
| 2024 Estimated Population | 4,470 | 37,100 | 68,564 |
| HOUSEHOLDS | | | |
| 2024 Estimated Households | 1,628 | 13,961 | 25,587 |
| INCOME | | | |
| 2024 Estimated Average Household Income | \$96,429 | \$119,659 | \$129,890 |
| EMPLOYEES | | | |
| 2024 Estimated Total Employees | 4,015 | 12,774 | 23,881 |



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