



# CHELSEA CROSSROADS

CHELSEA, AL.

## PUBLIX ANCHORED GROCERY CENTER

CONVENIENTLY LOCATED ON U.S. HIGHWAY 280

ROBUST  
**HOUSING**  
MARKET

CHELSEA STEADILY RANKED ONE OF THE FASTEST GROWING CITIES IN ALABAMA

▶ **30% INCREASE** IN POPULATION SINCE 2010  
▶ **26,251 HOUSEHOLDS** WITHIN TRADE AREA

### RETAIL & RESIDENTIAL CORRIDOR



- State Farm
- Wendy's
- ANYTIME FITNESS
- SONIC
- BURGER KING
- DOLLAR TREE
- Walmart
- AutoZone
- The UPS Store
- McDonald's
- Walgreens
- Applebee's
- Advance Auto Parts
- DQ
- GRANDVIEW MEDICAL CENTER
- SHERWIN-WILLIAMS
- Winn-Dixie
- TRACTOR SUPPLY CO.



# OUTPARCEL OPPORTUNITIES

■ AVAILABLE
 ■ OCCUPIED

TENANT LISTINGS:

- 407 - CHELSEA DENTAL - 1,400 SF
- 411 - PIZZA HUT - 1,400 SF
- 415 - HIGH COTTON - 1,400 SF
- 419 - NAILS OASIS - 1,400 SF
- 501 - PUBLIX - 45,600 SF
- 605 - GREAT CLIPS - 1,225 SF
- 609 - LEGACY CLEANERS 1,050 SF

AVAILABLE SPACES:

- 401 - 3,500 SF
- 601 - 1,225 SF
- OUTPARCEL 1 - +/- 0.44 ACRES
- OUTPARCEL 2 - +/- 0.97 ACRE
- OUTPARCEL 5 - **SOLD**



AVERAGE HHI  
**\$83,000**

**63,418**  
POPULATION

ANNUAL VISITS  
**678K+**

**80%**  
ANY COLLEGE OR HIGHER

**32,169**  
CARS PASSING PER DAY



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