

SOUTHGATE VILLAGE

1920-1950 HIGHWAY 31 S | PELHAM, AL 35124



Property Details

Owned GLA

75,092 SF

Availability

4 Suites | 7,259 SF

Parking Spaces

402

Overview

- Strong Publix anchored center in Pelham, AL
- Conveniently located with direct access from Highway 31 and Route 261 that together services over 45,800 vehicles per day
- Average household income of \$100,847 within a three-mile radius of the center
- Excellent demographics and a complementary tenant mix makes this an optimal location

Tenant Mix

Publix.

PET SUPPLIES PLUS.

Lendmark
Financial Services



SOUTHGATE VILLAGE

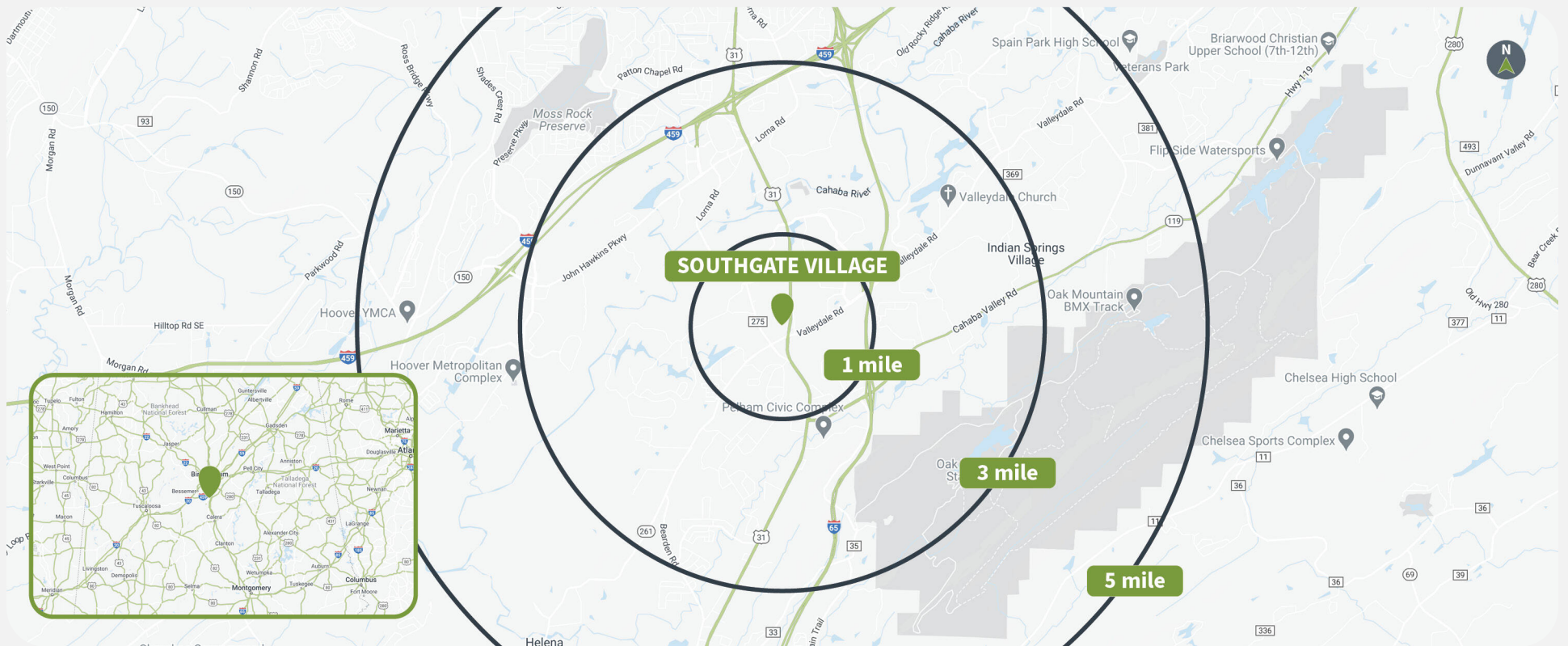
1920-1950 HIGHWAY 31 S | PELHAM, AL 35124



Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	7,051	15,712	3,147	\$90,962	\$79,087
3 MILES	42,891	55,405	17,680	\$100,847	\$80,711
5 MILES	96,812	118,121	38,530	\$107,687	\$85,367



SOUTHGATE VILLAGE

1920-1950 HIGHWAY 31 S | PELHAM, AL 35124

Market Aerial



SOUTHGATE VILLAGE

1920-1950 HIGHWAY 31 S | PELHAM, AL 35124



Site Plan



Suite	Tenant	GLA (SF)
13	AVAILABLE	2,400
1	AVAILABLE	2,334
6	AVAILABLE	1,300
10	AVAILABLE	1,225
4	PUBLIX SUPER MARKET	46,733
12	PET SUPPLIES PLUS	10,125
9	LENDMARK FINANCIAL SERVICES	2,075
15	GOODWILL	1,500
7	RED WING SHOES	1,300
5	SPORTCLIPS HAIRCUTS	1,300
14	TONY'S HOT DOGS	1,200
11	BLISS THREADING LASHES WAX&SPA	1,200
3	Bella Nails	1,200
2	Yan Express	1,200

SOUTHGATE VILLAGE

1920-1950 HIGHWAY 31 S | PELHAM, AL 35124



Get in Touch with Us

Leasing

Catie Whorton
205.793.6482
cwhorton@shopcore.com

Pop-up & Short-term Leasing

MyShop by ShopCore
205.619.0432
myshop@shopcore.com

Property Management

Lataraini Carter-Busch
215.330.4206
lcbusch@shopcore.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Southgate Village at shopcore.com/property/southgate-village