

# SOUTHGATE VILLAGE

1920-1950 HIGHWAY 31 S | PELHAM, AL 35124

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## 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



SportClips™  
(HAIRCUTS)



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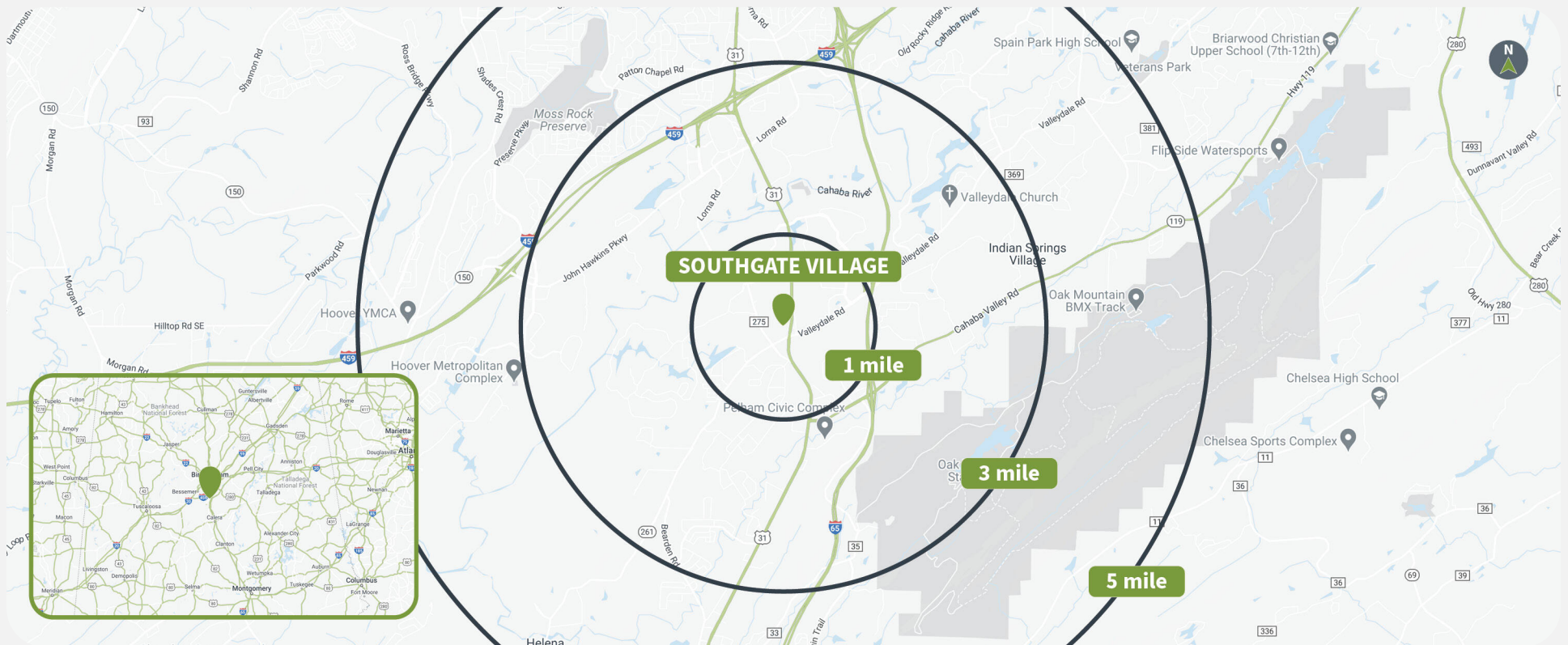
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## Demographics

Source: Advan, 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





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## Market Aerial



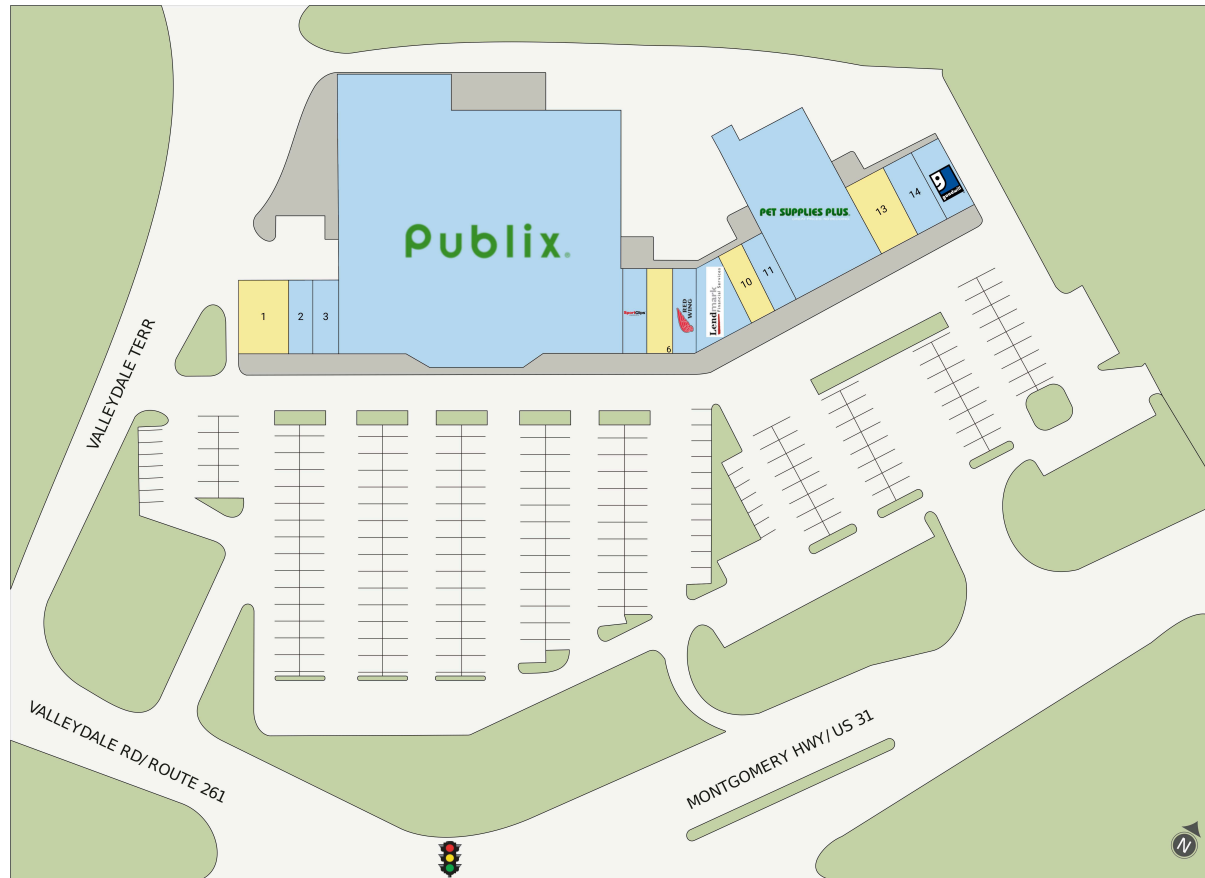
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## Site Plan



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	SPORT CLIPS	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



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## Get in Touch with Us

### Leasing

Catie Whorton

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### Pop-up & Short-term Leasing

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### Property Management

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