

# 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

## 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 VPD
- Average household income of \$116,000+ within a 3-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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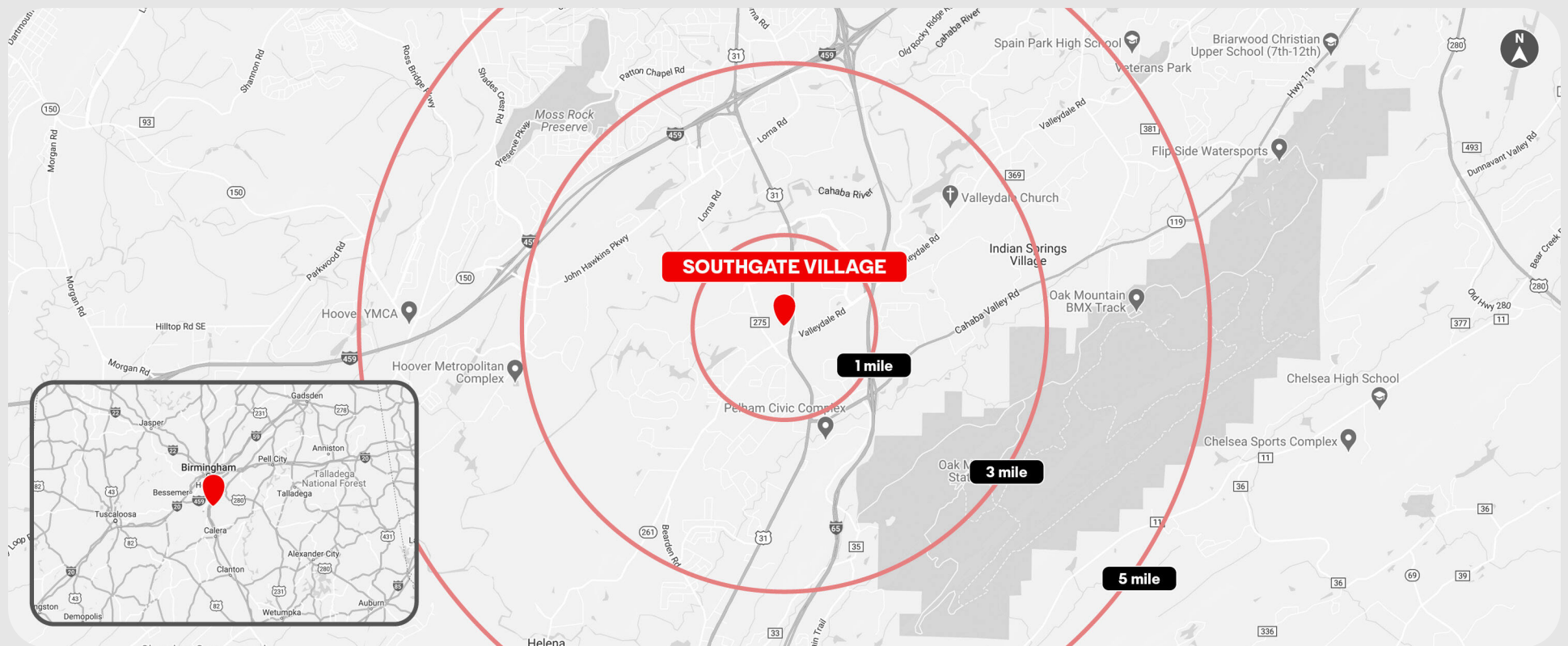
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## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	3,946	6,311	1,861	\$94,073	\$81,450
3-MILE RADIUS	44,052	48,333	19,135	\$116,786	\$95,279
5-MILE RADIUS	100,482	101,177	40,690	\$130,677	\$106,703

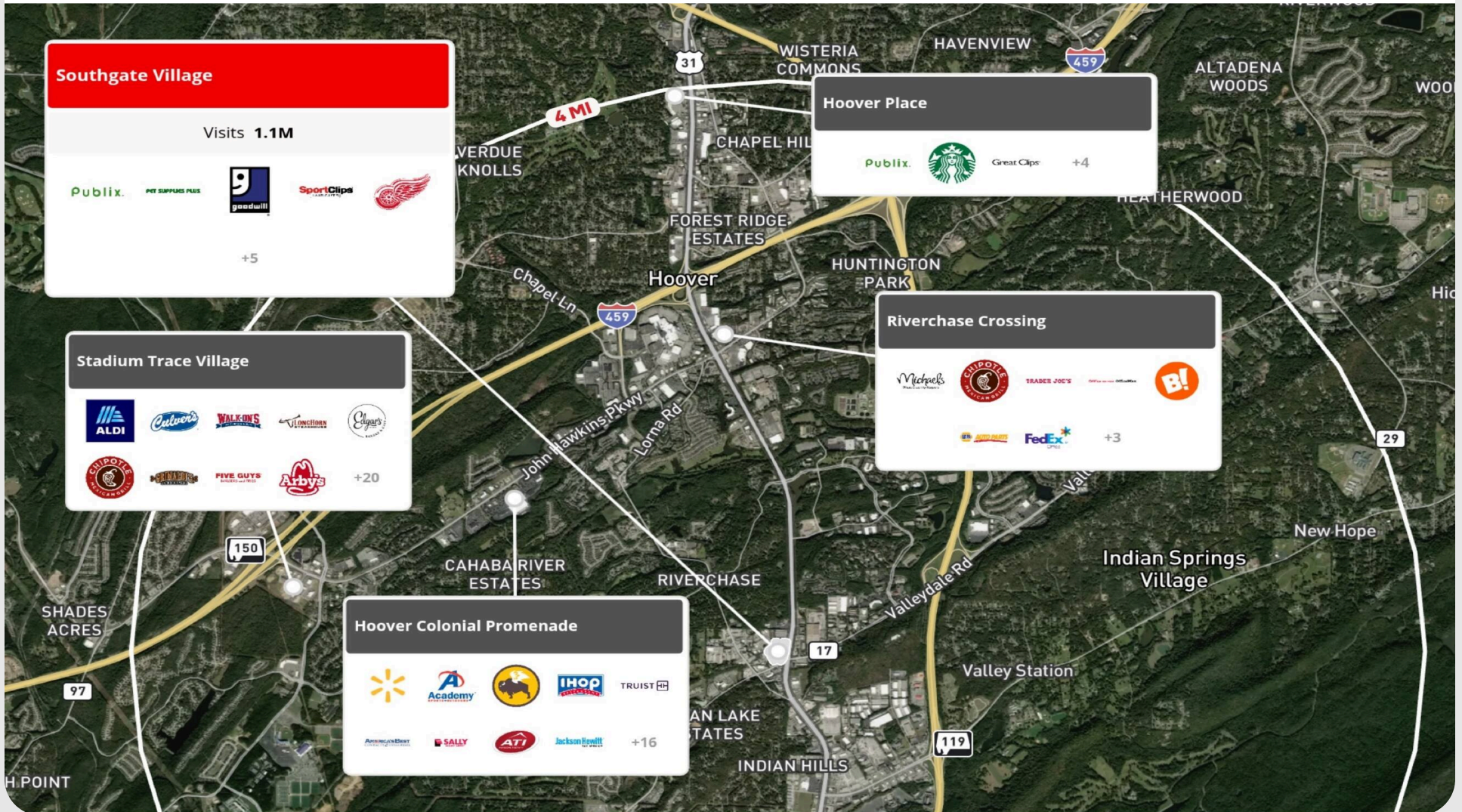


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## Market Aerial

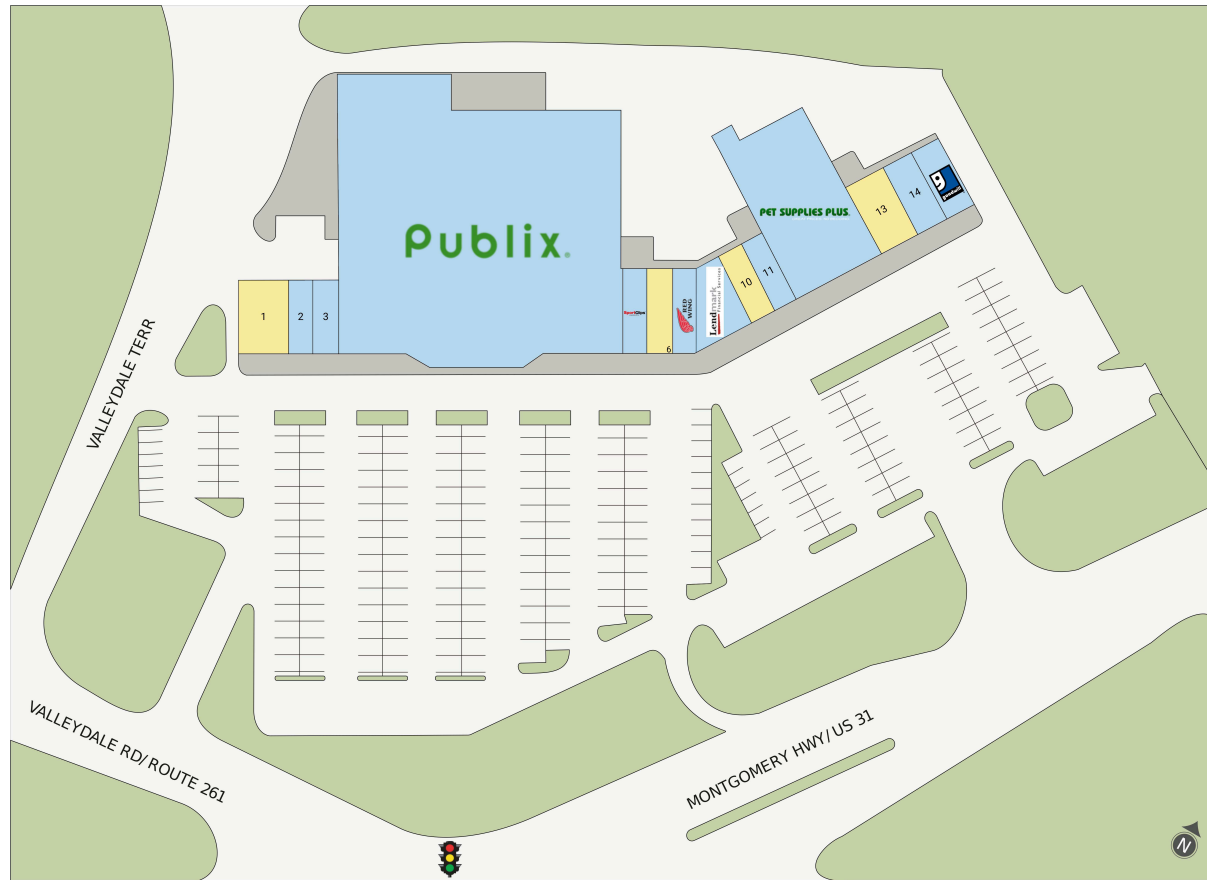


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## Site Plan



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	SANPEGGIO'S PIZZA	1,200

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## Get in Touch with Us

### Leasing

Catie Whorton  
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### Pop-up & Short-term Leasing

Specialty Leasing Team  
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### Property Management

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