

FREE STANDING BLDG FOR SALE OR LEASE WITH DRIVE-THRU

PELHAM / HWY 31 / VALLEYDALE RD / RIVERCHASE / HOOVER



2101 Pelham Pkwy-Pelham, AL 35124

**SHOWN ONLY BY
APPOINTMENT**

- **Approx. 11,000± SF Free standing former Rite Aid that's located on approx. 1.26± Acres of land (Pelham/Riverchase/Hoover area)**
- **Purchase for \$2,085,000 or Lease for \$16psf NNN**
- **Open floor plan WITH DRIVE-THRU and Monument signage**
- **Zoned B-2 (General Business)**
- **Excellent visibility from both Valleydale Road and Highway 31**
- **Corner Lot that's located at Traffic Light (easy in/out access) intersection of Highway 31/Valleydale Road**
- **Minutes from I-65, I-459, Highway 119, Highway 150 and Highway 280**

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