

FOR SALE

Helena Shopping Center for Sale

4685 Highway 17
Helena, AL 35080



Agent Contact:

Michael Johnson

Dan Anderson


205-939-8233

205-939-8239

mjohnson@engelrealty.com

danderson@engelrealty.com



List Price	\$3,700,000.00	Overall Square Footage	17,652 SF +/-
NOI	\$199,425.00	Parking	5 per 1,000sf
Lease Types	NNN	Parcel ID	13-5-21-4-001-001.025
Construction	1995	County	Shelby
Roof	Metal Roof-Original		
Lot Size	2.17 Acres		

STABLE TENANT MIX

STRONG TENANTS | LONG-TERM LEASES | PROVEN PERFORMANCE



Domino's Pizza (KLB Pizza)

- Operated since 2021
- Assigned to KLB Pizza in 2025

SPACE SIZE

1,140 SF



Alfa Insurance

- Formerly an Alfa Corporate location, assigned to its operator since 2021

SPACE SIZE

1,200 SF



AL Aesthetic and Implant Dentistry

- Formerly Stonecreek Dental since 2015
- Assigned to Dr. Humam Alsafir in 2023
- Tenant just renewed for 3 year thru August 2029

SPACE SIZE

6,072 SF



Auto Zone

- Lease commence in January 2026
- 15 year remaining with multiple lease options
- Rental increases every 5 years

SPACE SIZE

9,240 SF



87
PARKING SPACES

17,665 SF
TOTAL BUILDING SIZE

4.93
PARKING RATIO PER 1,000 SF



STRONG TENANT MIX
STABLE INCOME | LONG-TERM VALUE



INVESTMENT OVERVIEW



4685 Highway 17
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IN-PLACE NOI \$199,425



2.17 acres located adjacent to
Chick-Fil-A and McDonalds



Construction 1995
No Cross Access Easements

Tenant Summary

- **Auto Zone**-Lease commence in January 2026 and has 15 year remaining with multiple lease options. Rental increases every 5 years. Space was originally occupied by Big-B Drugs and more recently CVS. Space consist of 9,240sf
- **AL Aesthetic and Implant Dentistry**-Formerly Stonecreek Dental since 2015, Assigned to Dr. Humam Alsafir in 2023. Tenant just renewed for 3 year thru August 2029. Space consist of 6,072sf
- **Alfa Insurance**-Formerly an Alfa Corporate location, assigned to its operator since 2021. Space consist of 1,200sf
- **Domino's Pizza (KLB Pizza)**- Operated since 2021 and was assigned to KLB Pizza in September 2025. Space is 1,140sf.

2025 CoStar Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Average Household Income	\$123,031	\$119,921	\$122,510
Number of Households	2,878	12,210	29,457
Median Home Value	\$278,153	\$275,375	\$296,191
2025 Population	8,058	34,329	83,809
Traffic Count	19, 867 per day		



City of Helena

Nestled in the heart of Shelby County, Helena is one of the Birmingham area's most desirable communities, known for its small-town charm, outstanding schools, and exceptional quality of life. Combining scenic beauty with modern conveniences, Helena offers residents a welcoming atmosphere, vibrant community events, and easy access to major employment centers throughout the Birmingham metropolitan area.

Helena continues to experience steady population growth, with the city's population increasing from approximately 20,900 residents in 2020 to more than 23,000 today. This growth reflects the strong demand for housing and the community's reputation as one of the premier places to live in Alabama.

The local economy benefits from its location within Shelby County—one of Alabama's fastest-growing and most economically vibrant counties. The area boasts a diverse employment base, a highly educated workforce, and continued commercial investment. Residents enjoy convenient access to major employers, retail destinations, healthcare facilities, and recreational opportunities throughout the region.

