

4,320 SF FOR LEASE

FORMER IHOP

5243 US 280, BIRMINGHAM, AL 35242

PROPERTY FOR LEASE



205.823.3030

TheRetailCompanies.com



PROPERTY PHOTOS

This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

CALL FOR PRICING

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Real Estate Is Our Passion

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AERIAL



TRAFFIC COUNTS

- HWY 280 (57,463 VPD)

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QUICK FACTS

- Rare traffic light on Highway 280 corridor
- Former Restaurant building
- Located the at corner of Hwy 280 at Brook Highland Plaza with retailers including Lowe's, Best Buy, HomeGoods, Petco, Michael's, OfficeMax, Party City, Dollar Tree and Sprouts
- Walmart Supercenter is just northeast of the subject
- Pylon sign available Zoning: CC-2 (General Commercial)

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	3,560	25,463	52,682
2010 Population	4,563	35,416	71,455
2020 Population	4,897	40,499	80,677
2025 Population	5,115	43,367	85,620
2000-2010 Annual Rate	2.51%	3.35%	3.09%
2010-2020 Annual Rate	0.69%	1.32%	1.19%
2020-2025 Annual Rate	0.87%	1.38%	1.20%
2020 Male Population	48.0%	48.7%	48.7%
2020 Female Population	52.0%	51.3%	51.3%
2020 Median Age	37.3	39.1	40.0

In the identified area, the current year population is 80,677. In 2010, the Census count in the area was 71,455. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 85,620 representing a change of 1.20% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	70.1%	80.1%	84.2%
2020 Black Alone	19.7%	11.7%	8.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	4.7%	4.6%	3.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	3.1%	1.5%	1.4%
2020 Two or More Races	2.3%	1.8%	1.6%
2020 Hispanic Origin (Any Race)	7.5%	4.1%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	90	147	173
2000 Households	1,687	10,530	21,271
2010 Households	2,129	15,034	29,440
2020 Total Households	2,258	17,124	33,065
2025 Total Households	2,353	18,301	35,004
2000-2010 Annual Rate	2.35%	3.63%	3.30%
2010-2020 Annual Rate	0.58%	1.28%	1.14%
2020-2025 Annual Rate	0.83%	1.34%	1.15%
2020 Average Household Size	2.16	2.36	2.44

The household count in this area has changed from 29,440 in 2010 to 33,065 in the current year, a change of 1.14% annually. The five-year projection of households is 35,004, a change of 1.15% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 21,307 in the specified area.

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Mortgage Income			
2020 Percent of Income for Mortgage	21.0%	17.6%	16.3%
Median Household Income			
2020 Median Household Income	\$56,725	\$83,141	\$91,831
2025 Median Household Income	\$59,566	\$89,212	\$98,288
2020-2025 Annual Rate	0.98%	1.42%	1.37%
Average Household Income			
2020 Average Household Income	\$84,385	\$116,983	\$129,459
2025 Average Household Income	\$90,235	\$127,992	\$141,594
2020-2025 Annual Rate	1.35%	1.82%	1.81%
Per Capita Income			
2020 Per Capita Income	\$38,091	\$49,382	\$53,222
2025 Per Capita Income	\$40,642	\$53,908	\$58,067
2020-2025 Annual Rate	1.30%	1.77%	1.76%

Households by Income

Current median household income is \$91,831 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$98,288 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$129,459 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$141,594 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$53,222 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$58,067 in five years, compared to \$37,691 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2020 Housing Affordability Index	120	142	151
2000 Total Housing Units	1,812	11,360	22,768
2000 Owner Occupied Housing Units	858	6,742	14,644
2000 Renter Occupied Housing Units	829	3,788	6,627
2000 Vacant Housing Units	125	830	1,497
2010 Total Housing Units	2,296	16,859	32,060
2010 Owner Occupied Housing Units	1,025	9,240	20,408
2010 Renter Occupied Housing Units	1,104	5,794	9,032
2010 Vacant Housing Units	167	1,825	2,620
2020 Total Housing Units	2,456	19,302	36,289
2020 Owner Occupied Housing Units	1,116	10,416	22,382
2020 Renter Occupied Housing Units	1,142	6,708	10,683
2020 Vacant Housing Units	198	2,178	3,224
2025 Total Housing Units	2,564	20,683	38,477
2025 Owner Occupied Housing Units	1,139	11,069	23,573
2025 Renter Occupied Housing Units	1,213	7,232	11,431
2025 Vacant Housing Units	211	2,382	3,473

Currently, 61.7% of the 36,289 housing units in the area are owner occupied; 29.4%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 32,060 housing units in the area - 63.7% owner occupied, 28.2% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 5.66%. Median home value in the area is \$358,589, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.63% annually to \$370,038.

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