

8,910 SF (2.1 ACRES) FOR SALE

# FORMER RED LOBSTER

7601 CRESTWOOD BLVD, IRONDALE, AL 35210

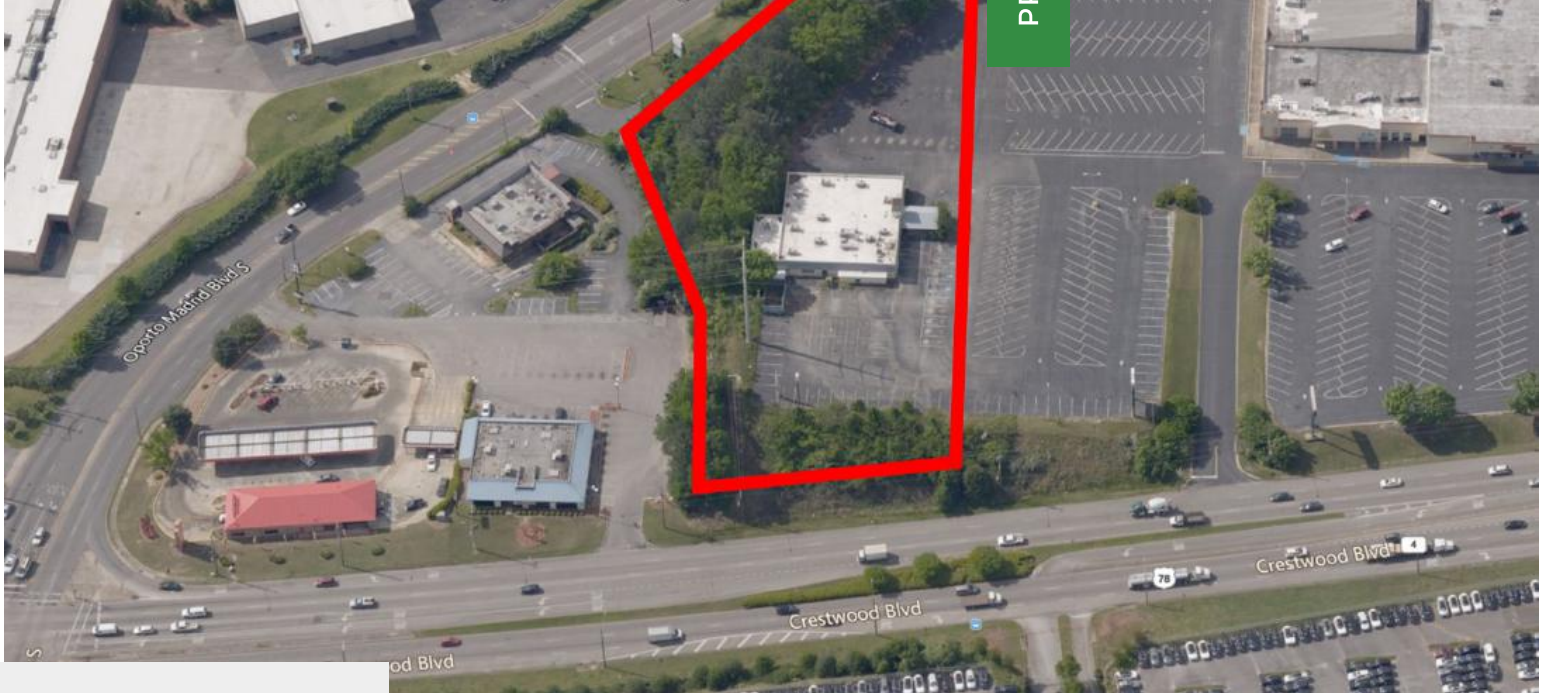
PROPERTY FOR SALE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

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.

**SALE PRICE: \$450,000**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com

205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com

205.823.3080



8,910 SF (2.1 ACRES) FOR SALE

# FORMER RED LOBSTER

7601 CRESTWOOD BLVD, IRONDALE, AL 35210

PROPERTY FOR SALE



The  
**Retail**  
Companies  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## AERIAL



## TRAFFIC COUNTS

- Beltline Road (33,460 VPD)
- US-31 (28,930 VPD)

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

8,910 SF (2.1 ACRES) FOR SALE

# FORMER RED LOBSTER

7601 CRESTWOOD BLVD, IRONDALE, AL 35210

PROPERTY FOR SALE



205.823.3030

TheRetailCompanies.com

## AERIAL



## QUICK FACTS

- 2.1 +/- acres available for sale
- former Red Lobster restaurant
- Visibility on Crestwood Blvd, a main thoroughfare from I-20 and Irondale to Crestwood
- Freestanding pylon sign

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080



8,910 SF (2.1 ACRES) FOR SALE

# FORMER RED LOBSTER

7601 CRESTWOOD BLVD, IRONDALE, AL 35210

PROPERTY FOR SALE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,730	61,321	125,373
2010 Population	7,864	53,364	115,091
2019 Population	8,020	55,500	120,387
2024 Population	8,098	56,534	123,521
2000-2010 Annual Rate	-1.04%	-1.38%	-0.85%
2010-2019 Annual Rate	0.21%	0.43%	0.49%
2019-2024 Annual Rate	0.19%	0.37%	0.52%
2019 Male Population	43.9%	46.8%	47.8%
2019 Female Population	56.1%	53.2%	52.2%
2019 Median Age	38.0	39.8	39.4

In the identified area, the current year population is 120,387. In 2010, the Census count in the area was 115,091. The rate of change since 2010 was 0.49% annually. The five-year projection for the population in the area is 123,521 representing a change of 0.52% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	45.1%	48.7%	52.0%
2019 Black Alone	50.4%	47.1%	43.0%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	1.2%	1.0%	1.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	1.2%	1.6%	1.9%
2019 Two or More Races	1.8%	1.4%	1.5%
2019 Hispanic Origin (Any Race)	2.7%	3.0%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.6% 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 57.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	45	114	118
2000 Households	3,808	24,552	52,698
2010 Households	3,682	21,883	48,628
2019 Total Households	3,716	22,733	50,868
2024 Total Households	3,740	23,144	52,339
2000-2010 Annual Rate	-0.34%	-1.14%	-0.80%
2010-2019 Annual Rate	0.10%	0.41%	0.49%
2019-2024 Annual Rate	0.13%	0.36%	0.57%
2019 Average Household Size	2.07	2.39	2.29

The household count in this area has changed from 48,628 in 2010 to 50,868 in the current year, a change of 0.49% annually. The five-year projection of households is 52,339, a change of 0.57% annually from the current year total. Average household size is currently 2.29, compared to 2.29 in the year 2010. The number of families in the current year is 28,318 in the specified area.

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

8,910 SF (2.1 ACRES) FOR SALE

# FORMER RED LOBSTER

7601 CRESTWOOD BLVD, IRONDALE, AL 35210

PROPERTY FOR SALE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	20.1%	20.5%	23.1%
<b>Median Household Income</b>			
2019 Median Household Income	\$40,603	\$51,541	\$51,001
2024 Median Household Income	\$46,692	\$56,588	\$56,406
2019-2024 Annual Rate	2.83%	1.89%	2.04%
<b>Average Household Income</b>			
2019 Average Household Income	\$55,601	\$90,552	\$94,799
2024 Average Household Income	\$63,932	\$100,230	\$105,537
2019-2024 Annual Rate	2.83%	2.05%	2.17%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,712	\$37,320	\$40,146
2024 Per Capita Income	\$29,454	\$41,299	\$44,806
2019-2024 Annual Rate	2.75%	2.05%	2.22%

### Households by Income

Current median household income is \$51,001 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$56,406 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$94,799 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$105,537 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$40,146 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$44,806 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	123	119	105
2000 Total Housing Units	4,095	26,972	58,703
2000 Owner Occupied Housing Units	2,084	16,040	32,251
2000 Renter Occupied Housing Units	1,724	8,512	20,447
2000 Vacant Housing Units	287	2,420	6,005
2010 Total Housing Units	4,368	26,143	57,235
2010 Owner Occupied Housing Units	1,764	14,006	29,100
2010 Renter Occupied Housing Units	1,918	7,877	19,528
2010 Vacant Housing Units	686	4,260	8,607
2019 Total Housing Units	4,540	27,559	60,297
2019 Owner Occupied Housing Units	1,598	13,396	27,791
2019 Renter Occupied Housing Units	2,117	9,337	23,078
2019 Vacant Housing Units	824	4,826	9,429
2024 Total Housing Units	4,616	28,140	62,011
2024 Owner Occupied Housing Units	1,583	13,595	28,260
2024 Renter Occupied Housing Units	2,157	9,549	24,079
2024 Vacant Housing Units	876	4,996	9,672

Currently, 46.1% of the 60,297 housing units in the area are owner occupied; 38.3%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 57,235 housing units in the area - 50.8% owner occupied, 34.1% renter occupied, and 15.0% vacant. The annual rate of change in housing units since 2010 is 2.34%. Median home value in the area is \$241,060, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.77% annually to \$263,105.

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080