

2,476 SQ FT FOR SALE OR LEASE

# HOLLYWOOD IMPORTS BUILDING

1472 MONTGOMERY HIGHWAY, VESTAVIA HILLS, AL 35216

FOR SALE OR LEASE



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.

**CALL FOR PRICING**

**Bill Clements, CCIM**

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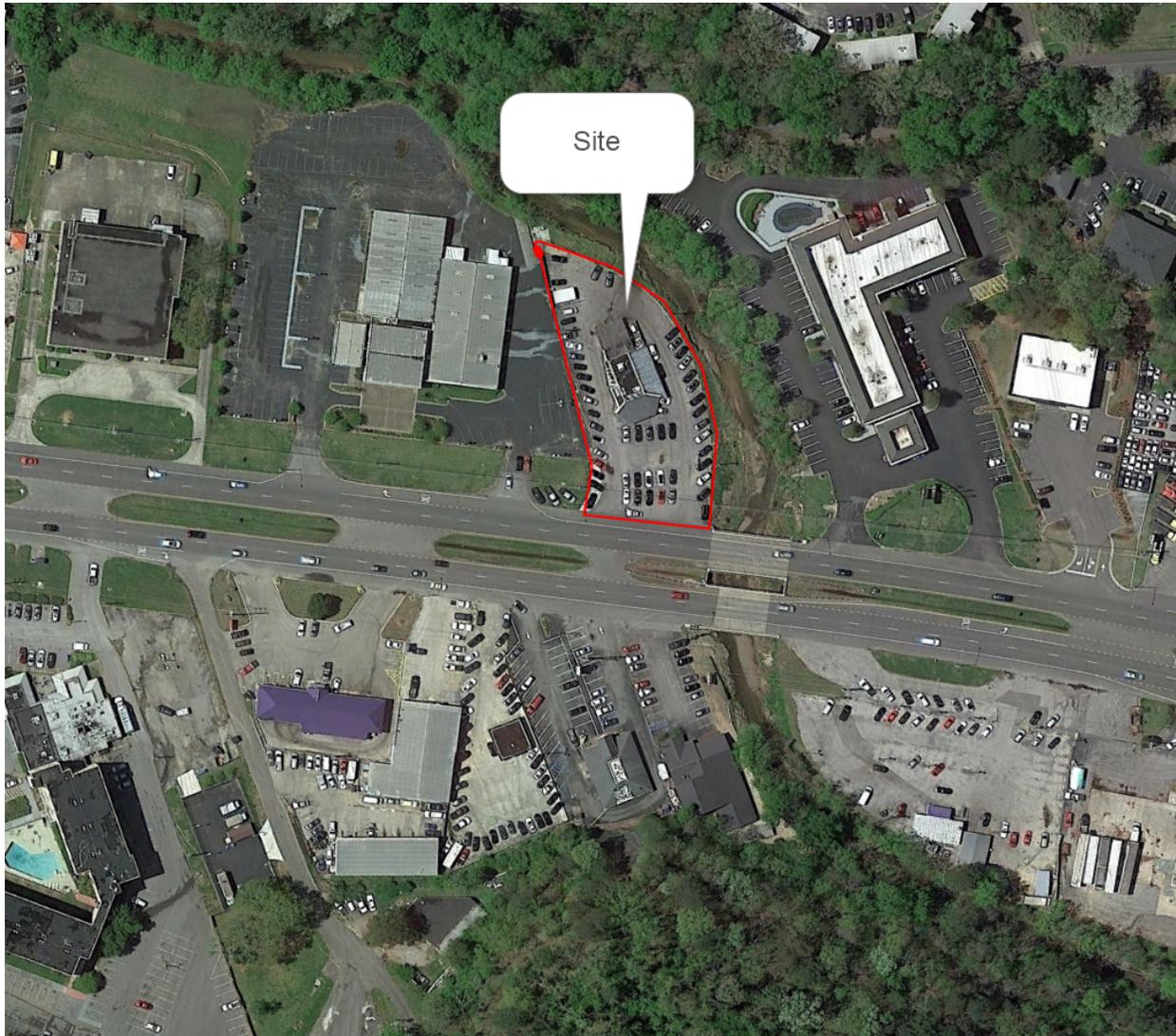
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## SITE PLAN



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## AERIAL



## QUICK FACTS

- Located on U.S. Highway 31 in Vestavia Hills
- Traffic Count: 31,230 cars per day
- Near the Hwy 31/I-65 Junction
- Ample parking

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,623	60,406	130,218
2010 Population	9,797	66,137	143,275
2021 Population	9,970	67,125	151,496
2026 Population	10,038	68,342	155,645
2000-2010 Annual Rate	0.18%	0.91%	0.96%
2010-2021 Annual Rate	0.16%	0.13%	0.50%
2021-2026 Annual Rate	0.14%	0.36%	0.54%
2021 Male Population	47.0%	48.1%	48.0%
2021 Female Population	53.0%	51.9%	52.0%
2021 Median Age	38.7	37.3	36.6

In the identified area, the current year population is 151,496. In 2010, the Census count in the area was 143,275. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 155,645 representing a change of 0.54% annually from 2021 to 2026. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	71.9%	70.4%	67.9%
2021 Black Alone	14.4%	17.0%	21.0%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2021 Asian Alone	8.9%	5.4%	4.8%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	2.4%	4.9%	4.0%
2021 Two or More Races	2.1%	2.1%	2.0%
2021 Hispanic Origin (Any Race)	5.1%	8.6%	7.3%

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 18.9% 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 56.1 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	133	140	139
2000 Households	4,456	25,630	56,223
2010 Households	4,447	27,792	60,931
2021 Total Households	4,515	28,097	64,087
2026 Total Households	4,542	28,628	65,819
2000-2010 Annual Rate	-0.02%	0.81%	0.81%
2010-2021 Annual Rate	0.13%	0.10%	0.45%
2021-2026 Annual Rate	0.12%	0.38%	0.53%
2021 Average Household Size	2.20	2.37	2.32

The household count in this area has changed from 60,931 in 2010 to 64,087 in the current year, a change of 0.45% annually. The five-year projection of households is 65,819, a change of 0.53% annually from the current year total. Average household size is currently 2.32, compared to 2.31 in the year 2010. The number of families in the current year is 37,702 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	18.5%	16.6%	18.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$69,122	\$77,536	\$74,876
2026 Median Household Income	\$76,072	\$87,054	\$84,038
2021-2026 Annual Rate	1.93%	2.34%	2.34%
<b>Average Household Income</b>			
2021 Average Household Income	\$108,732	\$112,876	\$112,205
2026 Average Household Income	\$121,604	\$125,586	\$125,140
2021-2026 Annual Rate	2.26%	2.16%	2.21%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$49,712	\$47,335	\$47,306
2026 Per Capita Income	\$55,595	\$52,697	\$52,730
2021-2026 Annual Rate	2.26%	2.17%	2.19%

### Households by Income

Current median household income is \$74,876 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$84,038 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$112,205 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$125,140 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,306 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,730 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	128	144	130
2000 Total Housing Units	4,690	27,447	60,779
2000 Owner Occupied Housing Units	2,747	15,222	32,604
2000 Renter Occupied Housing Units	1,710	10,408	23,619
2000 Vacant Housing Units	233	1,817	4,556
2010 Total Housing Units	4,780	30,473	68,014
2010 Owner Occupied Housing Units	2,578	16,588	35,020
2010 Renter Occupied Housing Units	1,869	11,204	25,911
2010 Vacant Housing Units	333	2,681	7,083
2021 Total Housing Units	4,847	30,890	71,523
2021 Owner Occupied Housing Units	2,497	16,240	35,636
2021 Renter Occupied Housing Units	2,018	11,858	28,451
2021 Vacant Housing Units	332	2,793	7,436
2026 Total Housing Units	4,864	31,382	73,168
2026 Owner Occupied Housing Units	2,558	16,584	36,856
2026 Renter Occupied Housing Units	1,984	12,044	28,964
2026 Vacant Housing Units	322	2,754	7,349

Currently, 49.8% of the 71,523 housing units in the area are owner occupied; 39.8%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 68,014 housing units in the area - 51.5% owner occupied, 38.1% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.26%. Median home value in the area is \$330,194, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.67% annually to \$395,357.

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