

1,338 - 6,302 SF FOR LEASE

# HOOVER VILLAGE

1580 HIGHWAY 31, HOOVER, AL 35216

PROPERTY FOR LEASE



205.823.3030  
www.TheRetailCompanies.com

## PROPERTY PHOTOS



## QUICK FACTS

- Great retail opportunity in one of Hoover's strongest submarkets
- Pylon signage available
- Visibility from Highway 31
- Spaces can be subdivided

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**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

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## SITE PLAN

### Hoover Village 1580 Montgomery Highway



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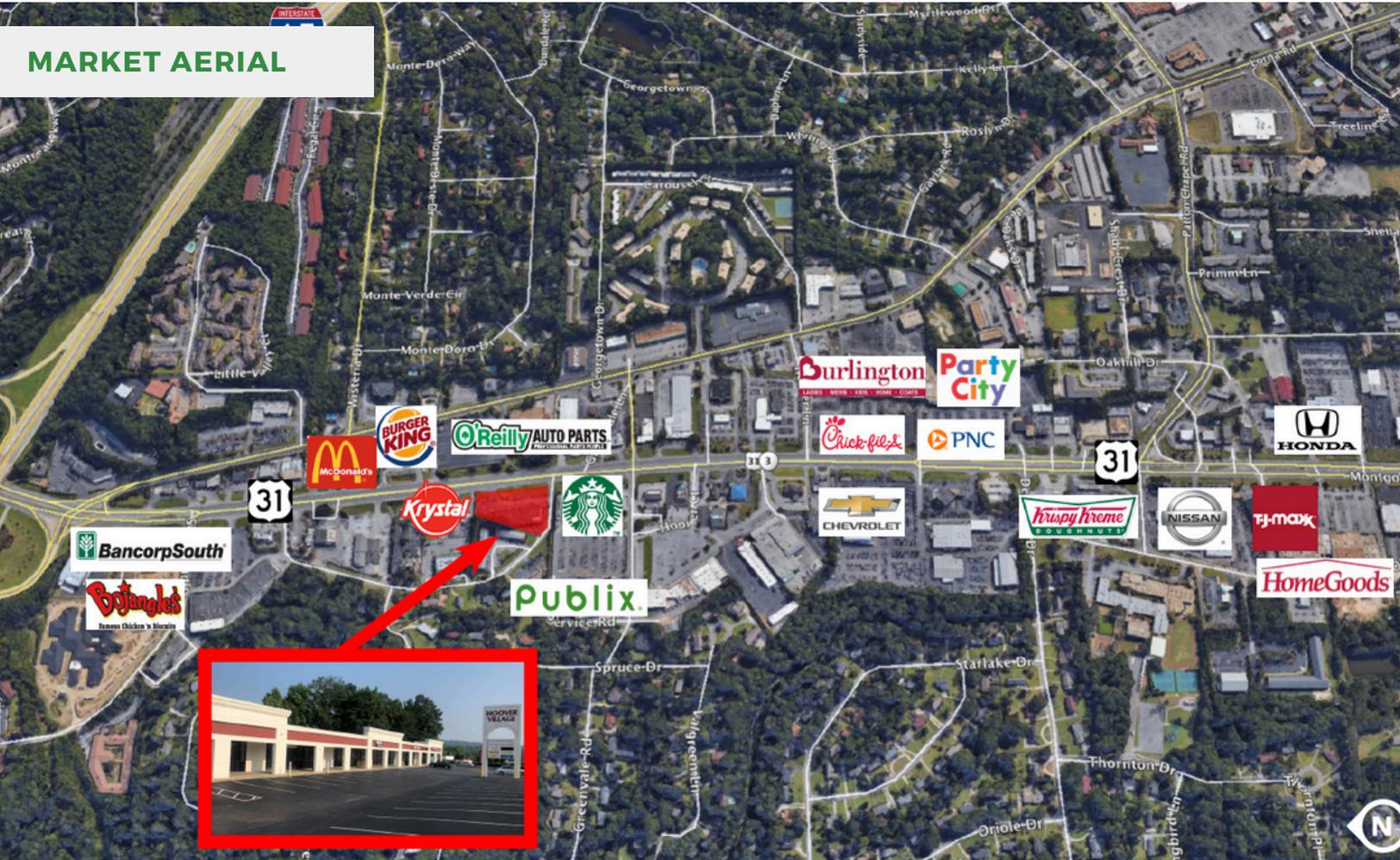


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## MARKET AERIAL



## TRAFFIC COUNTS

36,750 VPD

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,493	60,733	115,168
2010 Population	8,518	67,948	132,577
2021 Population	8,655	69,828	140,539
2026 Population	8,685	71,116	144,803
2000-2010 Annual Rate	0.03%	1.13%	1.42%
2010-2021 Annual Rate	0.14%	0.24%	0.52%
2021-2026 Annual Rate	0.07%	0.37%	0.60%
2021 Male Population	48.9%	48.1%	47.9%
2021 Female Population	51.1%	51.9%	52.1%
2021 Median Age	38.5	36.9	37.5

In the identified area, the current year population is 140,539. In 2010, the Census count in the area was 132,577. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 144,803 representing a change of 0.60% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

### Median Age

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

### Race and Ethnicity

2021 White Alone	65.6%	68.3%	72.0%
2021 Black Alone	16.9%	18.6%	16.9%
2021 American Indian/Alaska Native Alone	0.7%	0.3%	0.2%
2021 Asian Alone	5.6%	6.0%	5.6%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	9.1%	4.6%	3.3%
2021 Two or More Races	2.0%	2.2%	1.9%
2021 Hispanic Origin (Any Race)	14.9%	8.3%	6.3%

Persons of Hispanic origin represent 6.3% 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 51.5 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	115	133	155
2000 Households	3,952	26,015	47,885
2010 Households	3,845	28,811	54,825
2021 Total Households	3,863	29,455	57,860
2026 Total Households	3,872	29,995	59,610
2000-2010 Annual Rate	-0.27%	1.03%	1.36%
2010-2021 Annual Rate	0.04%	0.20%	0.48%
2021-2026 Annual Rate	0.05%	0.36%	0.60%
2021 Average Household Size	2.22	2.36	2.38

The household count in this area has changed from 54,825 in 2010 to 57,860 in the current year, a change of 0.48% annually. The five-year projection of households is 59,610, a change of 0.60% annually from the current year total. Average household size is currently 2.38, compared to 2.37 in the year 2010. The number of families in the current year is 35,708 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	17.8%	16.1%	16.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$65,200	\$76,314	\$82,744
2026 Median Household Income	\$71,205	\$85,321	\$93,700
2021-2026 Annual Rate	1.78%	2.26%	2.52%
<b>Average Household Income</b>			
2021 Average Household Income	\$99,260	\$108,466	\$118,851
2026 Average Household Income	\$110,493	\$121,118	\$132,207
2021-2026 Annual Rate	2.17%	2.23%	2.15%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$42,525	\$45,744	\$49,180
2026 Per Capita Income	\$47,267	\$51,062	\$54,705
2021-2026 Annual Rate	2.14%	2.22%	2.15%

### Households by Income

Current median household income is \$82,744 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$93,700 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$118,851 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$132,207 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$49,180 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$54,705 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	134	149	143
2000 Total Housing Units	4,201	28,144	51,331
2000 Owner Occupied Housing Units	2,089	15,171	30,157
2000 Renter Occupied Housing Units	1,863	10,844	17,728
2000 Vacant Housing Units	249	2,129	3,446
2010 Total Housing Units	4,261	31,544	59,848
2010 Owner Occupied Housing Units	2,145	16,355	34,207
2010 Renter Occupied Housing Units	1,700	12,456	20,618
2010 Vacant Housing Units	416	2,733	5,023
2021 Total Housing Units	4,302	32,208	63,114
2021 Owner Occupied Housing Units	2,068	16,264	35,196
2021 Renter Occupied Housing Units	1,795	13,191	22,664
2021 Vacant Housing Units	439	2,753	5,254
2026 Total Housing Units	4,317	32,683	64,725
2026 Owner Occupied Housing Units	2,117	16,664	36,434
2026 Renter Occupied Housing Units	1,755	13,331	23,176
2026 Vacant Housing Units	445	2,688	5,115

Currently, 55.8% of the 63,114 housing units in the area are owner occupied; 35.9%, renter occupied; and 8.3% 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 59,848 housing units in the area - 57.2% owner occupied, 34.5% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$332,902, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.51% annually to \$395,627.

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