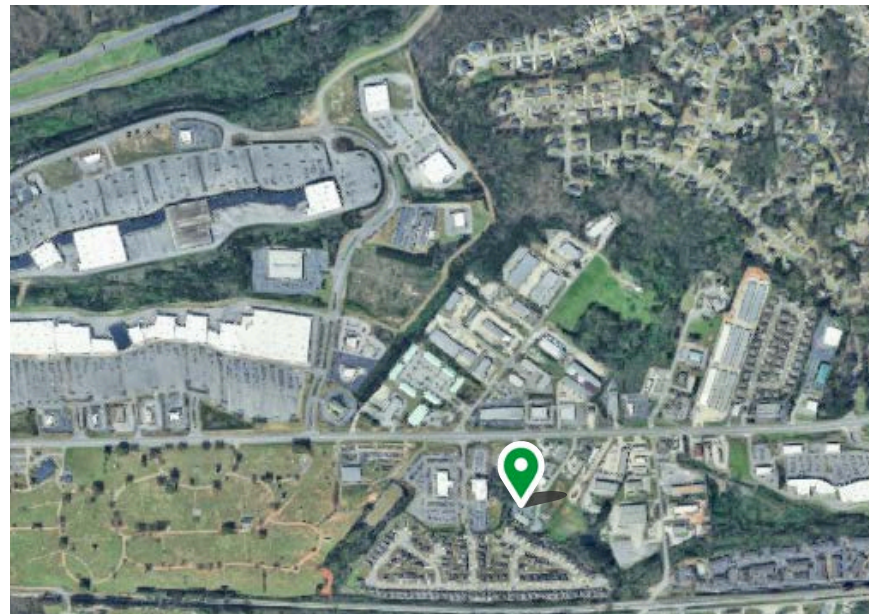




# 1804 TIN VALLEY CIRCLE

1804 Tin Valley Circle | Birmingham, AL 35235





## AVAILABILITY

**SMALL SHOPS:**  
1,250 - 5,000 SF

## CONTACT

**Alex Benson**

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## PROPERTY OVERVIEW

- Conveniently located off Highway 11/Gadsden Highway, a major retail corridor in Trussville
- Minutes from I-59/I-459 junction, providing easy access to the greater Birmingham metro area
- +/- 42 parking spaces
- Currently set up for multi-tenant, but could easily be converted to a single-user property

## TRAFFIC COUNTS

HWY-11      33,397 VPD

## SURROUNDING TENANTS





# 1804 Tin Valley Circle

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**FOR LEASE**



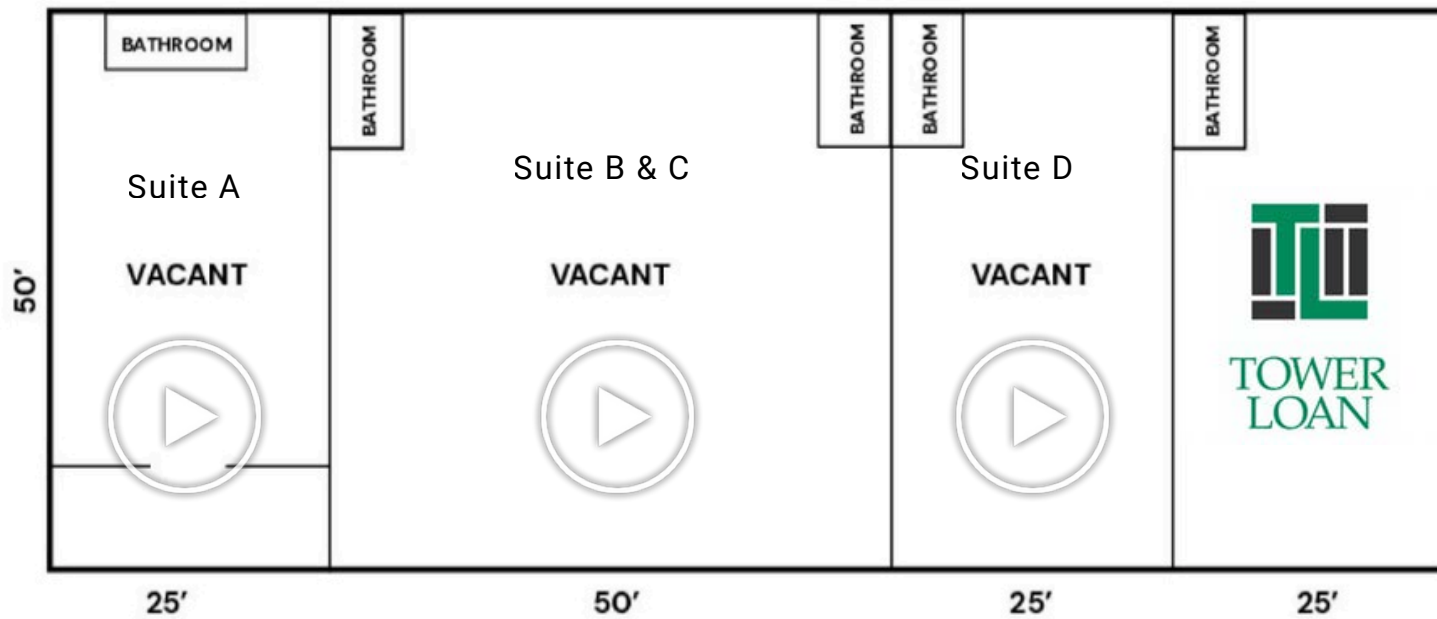


# 1804 Tin Valley Circle

1804 Tin Valley Circle | Birmingham, AL 35235

**FOR LEASE**

**6,250 SF**



### Executive Summary

1804 Tin Valley Cir, Birmingham, Alabama, 35235

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,443	30,196	78,877
2020 Population	5,222	31,700	83,211
2025 Population	5,452	31,281	82,281
2030 Population	5,398	30,862	81,470
2010-2020 Annual Rate	1.63%	0.49%	0.54%
2020-2025 Annual Rate	0.82%	-0.25%	-0.21%
2025-2030 Annual Rate	-0.20%	-0.27%	-0.20%

#### Age

2025 Median Age	42.4	40.1	38.4
U.S. median age is 39.1			

#### Race and Ethnicity

White Alone	66.3%	50.0%	39.3%
Black Alone	23.6%	40.8%	51.5%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.7%	1.6%	1.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.1%	2.7%	3.4%
Two or More Races	4.0%	4.5%	4.5%
Hispanic Origin	3.2%	4.7%	6.1%
Diversity Index	53.2	61.9	62.6

#### Households

2010 Total Households	1,839	11,852	30,520
2020 Total Households	2,166	12,276	31,392
2025 Total Households	2,135	12,051	31,197
2030 Total Households	2,117	11,935	31,001
2010-2020 Annual Rate	1.65%	0.35%	0.28%
2020-2025 Annual Rate	-0.27%	-0.35%	-0.12%
2025-2030 Annual Rate	-0.17%	-0.19%	-0.13%
2025 Average Household Size	2.45	2.55	2.61
Wealth Index	104	84	73

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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### Executive Summary | 1804 Tin Valley Cir, Birmingham, Alabama, 35235 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.3%	23.3%	21.6%

#### Median Household Income

2025 Median Household Income	\$96,302	\$77,020	\$69,068
2030 Median Household Income	\$109,434	\$86,350	\$78,502
2025-2030 Annual Rate	2.59%	2.31%	2.59%

#### Average Household Income

2025 Average Household Income	\$115,378	\$98,396	\$90,904
2030 Average Household Income	\$127,309	\$109,393	\$101,867

#### Per Capita Income

2025 Per Capita Income	\$44,716	\$37,794	\$34,453
2030 Per Capita Income	\$49,370	\$42,161	\$38,735
2025-2030 Annual Rate	2.00%	2.21%	2.37%

#### Income Equality

2025 Gini Index	37.4	42.2	43.8
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#### Socioeconomic Status

2025 Socioeconomic Status Index	61.2	51.3	48.4
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#### Housing Unit Summary

Housing Affordability Index	108	101	108
2010 Total Housing Units	1,975	12,657	33,485
2010 Owner Occupied Hus (%)	63.5%	76.3%	73.7%
2010 Renter Occupied Hus (%)	36.5%	23.7%	26.3%
2010 Vacant Housing Units (%)	6.9%	6.4%	8.8%
2020 Housing Units	2,284	13,128	34,461
2020 Owner Occupied HUs (%)	64.5%	70.3%	66.6%
2020 Renter Occupied HUs (%)	35.5%	29.7%	33.4%
Vacant Housing Units	5.0%	7.3%	9.0%
2025 Housing Units	2,254	12,940	34,378
Owner Occupied Housing Units	64.8%	70.8%	67.2%
Renter Occupied Housing Units	35.2%	29.2%	32.8%
Vacant Housing Units	5.3%	6.9%	9.3%
2030 Total Housing Units	2,254	12,949	34,476
2030 Owner Occupied Housing Units	1,377	8,498	20,974
2030 Renter Occupied Housing Units	740	3,437	10,028
2030 Vacant Housing Units	137	1,014	3,475

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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