27,500 SF | WALMART SHADOW | OXFORD, AL

130 Elm Street | Oxford, AL 36203

The Retail Companies

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27,500 SF BOX OPPORTUNITY | WALMART SHADOW | OXFORD, AL

130 Elm Street | Oxford, AL 36203

FOR LEASE

AVAILABILITY

BUILDING SIZE:
27,500 SF

CONTACT

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PROPERTY OVERVIEW

- ±2.08-acre commercial property in Oxford, Alabama
- Existing recreation/entertainment facility offering adaptive-reuse potential
- Convenient access to Alabama Highway 21 and I-20 via Exit 185
- Minutes from Quintard Mall and the U.S. Highway 78 retail corridor
- Positioned near Walmart, major retailers, restaurants and other traffic generators
- Pylon signage avaialble
- Zoning: Area Shopping Center District (ASC)

TRAFFIC COUNTS

HWY-21	15,187 VPD
Friendship Rd	11,621 VPD

SURROUNDING TENANTS

JCPenney, Dillard's, KOHL'S, Walmart, TARGET, Sam's CLUB, DOLLAR TREE, CHIPOTLE MEXICAN GRILL, THE HOME DEPOT, DICK'S Clothing & Sporting Goods, planet fitness

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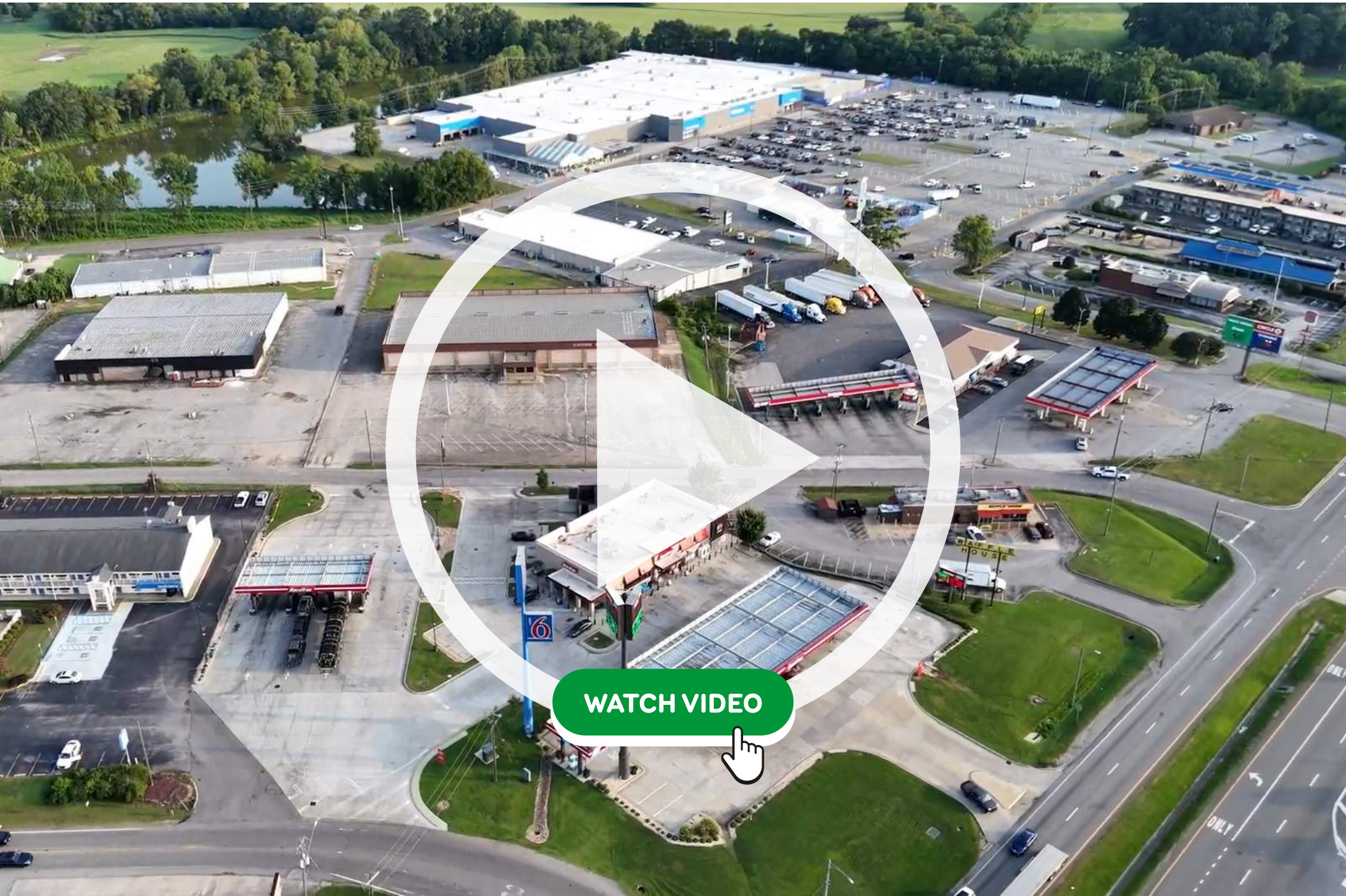

130 Elm St, Oxford, Alabama, 36203

THE SCIENCE OF WHERE

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	2,227	18,347	41,356
2020 Male Population	46.3%	47.4%	47.1%
2020 Female Population	53.7%	52.6%	52.9%
2026 Population	2,204	17,782	40,599
2026 Male Population	46.5%	47.8%	47.8%
2026 Female Population	53.5%	52.2%	52.2%
2031 Population	2,181	17,456	40,110
2031 Male Population	46.4%	47.5%	47.6%
2031 Female Population	53.6%	52.5%	52.4%
2010-2020 Annual Rate	-0.55%	0.01%	-0.30%
2020-2026 Annual Rate	-0.17%	-0.50%	-0.30%
2026-2031 Annual Rate	-0.21%	-0.37%	-0.24%

In the identified area, the current year population is **40,599**. In 2020, the Census count in the area was **41,356**. The rate of change since 2020 was **-0.30%** annually. The five-year projection for the population in the area is **40,110** representing a change of **-0.24%** annually from 2026 to 2031. Currently, the population is **47.8%** male and **52.2%** female.

Median Age			
2026 Median Age	41.3	40.5	42.7

The median age in this area is **42.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	55.6%	59.1%	58.5%
2026 Black Alone	26.3%	26.8%	29.4%
2026 American Indian Alone	0.6%	0.4%	0.5%
2026 Asian Alone	1.8%	2.2%	1.6%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	7.3%	4.7%	3.8%
2026 Two or More Races	8.2%	6.8%	6.2%
2026 Hispanic Origin	12.2%	8.5%	7.2%
2026 Diversity Index	69.3	63.9	62.4

Persons of Hispanic origin represent **7.2%** of the population in the identified area compared to **19.9%** 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 **62.4** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	42	71	72
2010 Total Households	873	7,422	17,298
2020 Total Households	861	7,546	16,961
2026 Total Households	862	7,526	17,073
2031 Total Households	863	7,516	17,139
2010-2020 Annual Rate	-0.14%	0.17%	-0.20%
2020-2026 Annual Rate	0.02%	-0.04%	0.11%
2026-2031 Annual Rate	0.02%	-0.03%	0.08%
2026 Average Household Size	2.29	2.28	2.28

The household count in this area has changed from **16,961** in 2020 to **17,073** in the current year, a change of **0.11%** annually. The five-year projection of households is **17,139**, a change of **0.08%** annually from the current year total. Average household size is currently **2.28**, compared to **2.34** in the year 2020. The number of families in the current year is **10,565** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.1%	19.2%	18.2%

Median Household Income			
2026 Median Household Income	$42,035	$59,809	$60,038
2031 Median Household Income	$44,482	$66,729	$68,117
2026-2031 Annual Rate	1.14%	2.21%	2.56%

Average Household Income			
2026 Average Household Income	$63,405	$90,287	$89,527
2031 Average Household Income	$75,780	$105,456	$104,582
2026-2031 Annual Rate	3.63%	3.15%	3.16%

Per Capita Income			
2026 Per Capita Income	$25,435	$38,162	$37,938
2031 Per Capita Income	$30,540	$45,327	$44,975
2026-2031 Annual Rate	3.73%	3.50%	3.46%

Income Equality			
2026 Gini Index	49.5	49.7	49.9

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