

11,230 SF BUILDING / 1 ACRE SITE

3425 AIRPORT

3425 AIRPORT HWY., BIRMINGHAM, AL 35222

PROPERTY FOR SALE



The Retail Companies
Real Estate Is Our Passion.

205.823.3030

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PROPERTY PHOTO



SOUTHERN
PIPE & SUPPLY

Thompson CAT

BIRMINGHAM
WATER WORKS

M&B
TRANSMISSIONS

NOLANO
A Wholesale Company

BROOK STREET

AIRPORT HIGHWAY



\$575,000

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.

Bill Clements, CCIM

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Real Estate Is Our Passion

1841 Montclair Lane, Suite 102

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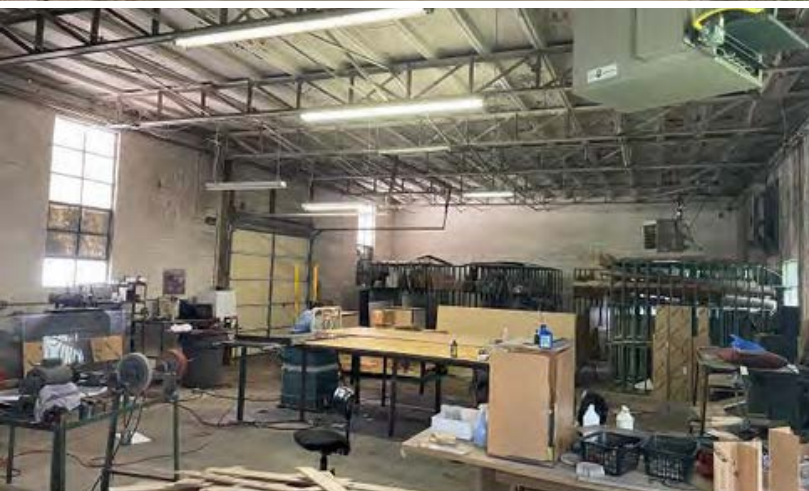


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QUICK FACTS

- Rare downtown industrial ownership opportunity
- Conveniently located on Airport Hwy just 1.3 miles from Hwy 280/31
- Multiple access points with ample parking, pylon sign, and Apt Hwy frontage

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MARKET AERIAL



TRAFFIC

- 4,914 VPD (Messer Airport Hwy)

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	4,236	67,201	162,564
2020 Population	3,980	66,555	156,275
2023 Population	4,140	68,333	156,854
2028 Population	5,397	70,429	158,238
2010-2020 Annual Rate	-0.62%	-0.10%	-0.39%
2020-2023 Annual Rate	1.22%	0.81%	0.11%
2023-2028 Annual Rate	5.45%	0.61%	0.18%
2020 Male Population	54.0%	48.2%	47.1%
2020 Female Population	46.0%	51.8%	52.9%
2020 Median Age	37.3	33.8	35.2
2023 Male Population	56.8%	49.7%	48.3%
2023 Female Population	43.2%	50.3%	51.7%
2023 Median Age	36.3	36.2	36.7

In the identified area, the current year population is 156,854. In 2020, the Census count in the area was 156,275. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 158,238 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	34.4%	44.4%	43.5%
2023 Black Alone	57.4%	44.6%	46.6%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2023 Asian Alone	1.8%	3.3%	2.1%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	2.0%	2.7%	3.1%
2023 Two or More Races	4.1%	4.5%	4.2%
2023 Hispanic Origin (Any Race)	4.2%	5.4%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 19.4% 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 63.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	33	67	84
2010 Households	1,468	30,040	68,354
2020 Households	1,752	31,439	67,797
2023 Households	1,888	32,413	68,404
2028 Households	2,694	33,902	69,824
2010-2020 Annual Rate	1.78%	0.46%	-0.08%
2020-2023 Annual Rate	2.33%	0.94%	0.27%
2023-2028 Annual Rate	7.37%	0.90%	0.41%
2023 Average Household Size	1.71	1.94	2.13

The household count in this area has changed from 67,797 in 2020 to 68,404 in the current year, a change of 0.27% annually. The five-year projection of households is 69,824, a change of 0.41% annually from the current year total. Average household size is currently 2.13, compared to 2.14 in the year 2020. The number of families in the current year is 33,505 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	44.3%	40.3%	35.8%
Median Household Income			
2023 Median Household Income	\$26,468	\$42,751	\$48,409
2028 Median Household Income	\$38,503	\$49,460	\$54,067
2023-2028 Annual Rate	7.78%	2.96%	2.24%
Average Household Income			
2023 Average Household Income	\$56,529	\$82,782	\$92,018
2028 Average Household Income	\$69,464	\$93,284	\$103,556
2023-2028 Annual Rate	4.21%	2.42%	2.39%
Per Capita Income			
2023 Per Capita Income	\$29,450	\$39,776	\$40,613
2028 Per Capita Income	\$37,494	\$45,385	\$46,177
2023-2028 Annual Rate	4.95%	2.67%	2.60%
GINI Index			
2023 Gini Index	55.4	51.9	50.1

Households by Income

Current median household income is \$48,409 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,067 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$92,018 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$103,556 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,613 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,177 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	58	63	71
2010 Total Housing Units	1,757	37,195	83,113
2010 Owner Occupied Housing Units	356	12,028	32,896
2010 Renter Occupied Housing Units	1,111	18,012	35,456
2010 Vacant Housing Units	289	7,155	14,759
2020 Total Housing Units	1,955	36,906	79,953
2020 Owner Occupied Housing Units	438	11,470	31,027
2020 Renter Occupied Housing Units	1,314	19,969	36,770
2020 Vacant Housing Units	221	5,424	12,208
2023 Total Housing Units	2,330	38,216	81,083
2023 Owner Occupied Housing Units	474	12,129	31,867
2023 Renter Occupied Housing Units	1,414	20,284	36,537
2023 Vacant Housing Units	442	5,803	12,679
2028 Total Housing Units	2,915	39,367	82,449
2028 Owner Occupied Housing Units	474	12,315	32,206
2028 Renter Occupied Housing Units	2,220	21,586	37,617
2028 Vacant Housing Units	221	5,465	12,625
Socioeconomic Status Index			
2023 Socioeconomic Status Index	42.5	45.1	46.4

Currently, 39.3% of the 81,083 housing units in the area are owner occupied; 45.1% renter occupied; and 15.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 79,953 housing units in the area and 15.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$288,098, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.96% annually to \$317,495.

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