

2,967 SF FOR LEASE

# 3928 MONTCLAIR BUILDING

3928 MONTCLAIR ROAD, BIRMINGHAM, AL 35213

PROPERTY FOR LEASE

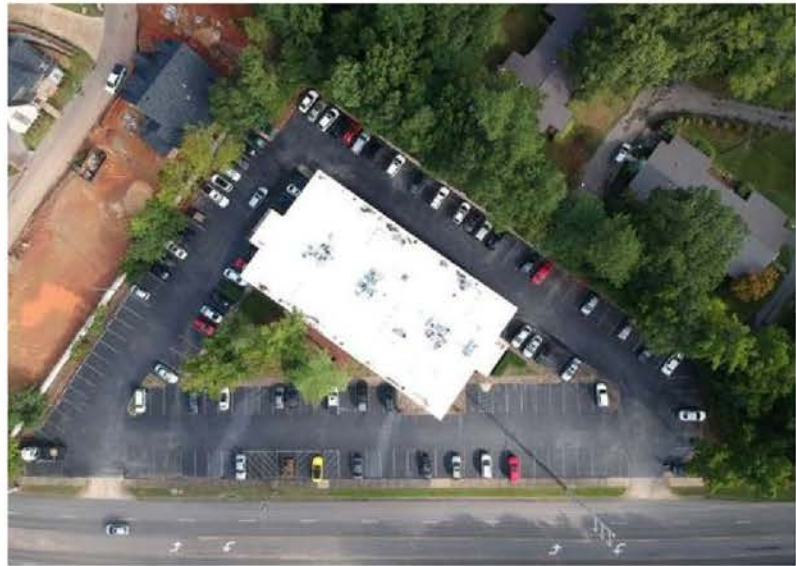
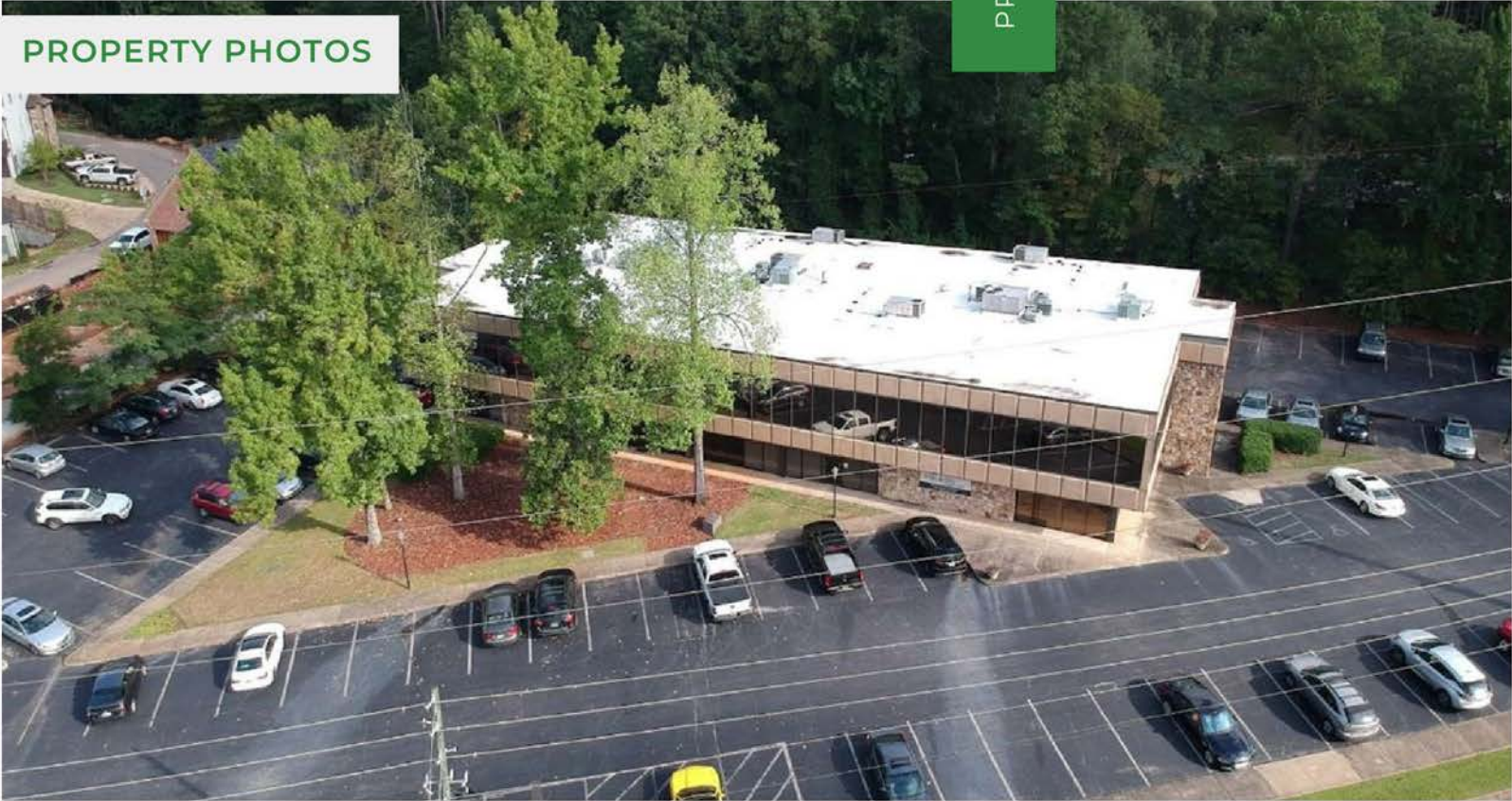


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## PROPERTY PHOTOS



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**CALL FOR PRICING**

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
m 205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080



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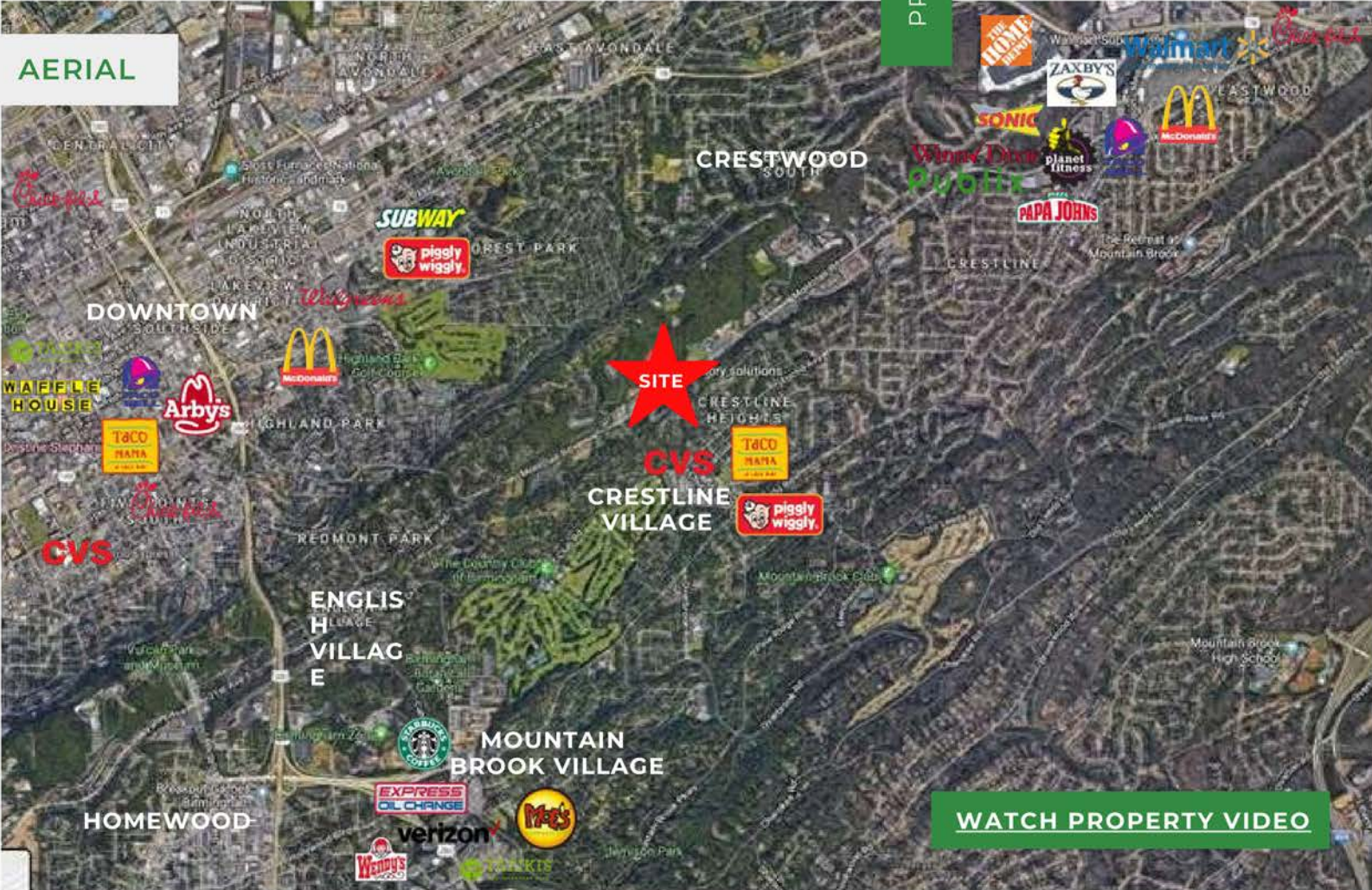
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## AERIAL



[WATCH PROPERTY VIDEO](#)

## QUICK FACTS

- Located in Mountain Brook
- Prominent visibility on Montclair Road, within minutes from I-20 and I-459
- Convenient to restaurants and shopping in Crestline, Avondale and Eastwood.
- Over 6/1,000 parking ratio
- Building Size: 22,684
- Monument signage is available.

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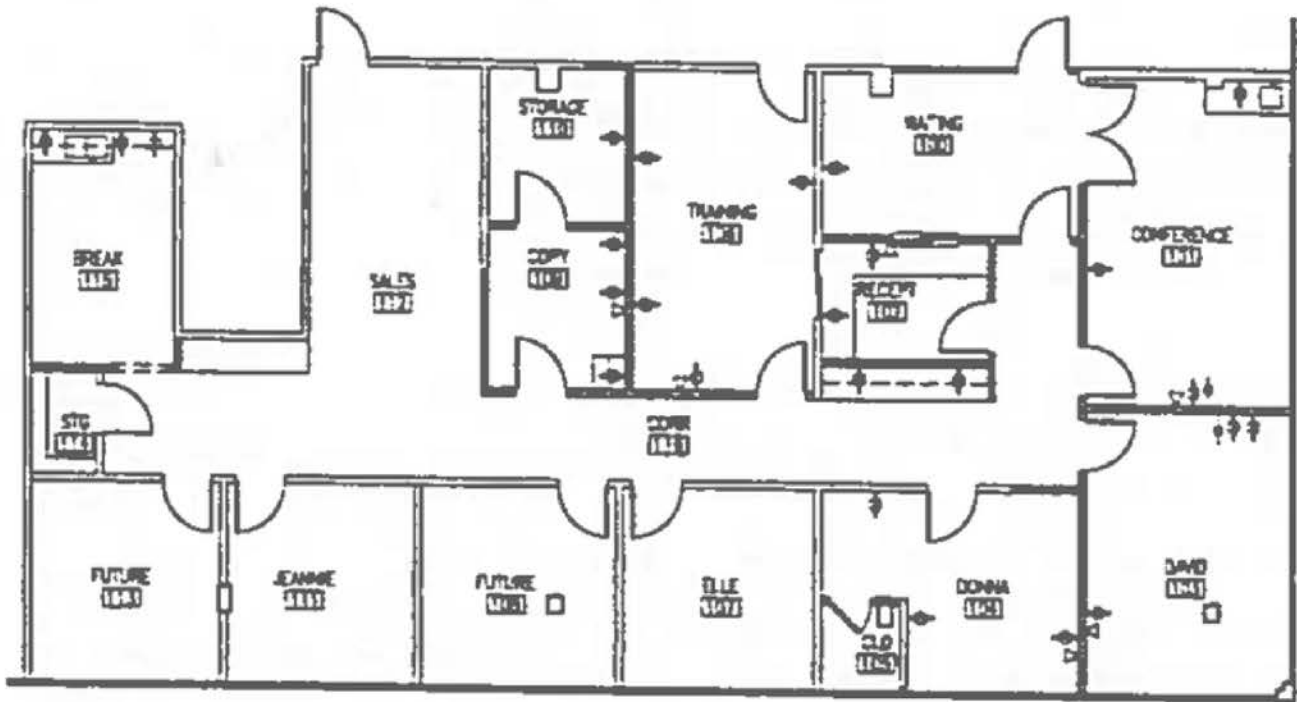
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## SITE PLAN

### Suite 202



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,376	65,626	159,746
2020 Population	9,684	69,958	161,278
2022 Population	9,693	70,580	162,531
2027 Population	9,517	71,149	162,712
2010-2020 Annual Rate	1.46%	0.64%	0.10%
2020-2022 Annual Rate	0.04%	0.39%	0.34%
2022-2027 Annual Rate	-0.37%	0.16%	0.02%
2022 Male Population	48.0%	48.4%	48.4%
2022 Female Population	52.0%	51.6%	51.6%
2022 Median Age	41.7	37.3	37.3

In the identified area, the current year population is 162,531. In 2020, the Census count in the area was 161,278. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 162,712 representing a change of 0.02% annually from 2022 to 2027. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	89.4%	67.6%	54.4%
2022 Black Alone	4.7%	23.4%	35.6%
2022 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2022 Asian Alone	1.1%	2.9%	2.4%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	0.6%	1.4%	2.6%
2022 Two or More Races	4.1%	4.4%	4.5%
2022 Hispanic Origin (Any Race)	2.1%	3.5%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 19.0% 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 61.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	204	125	104
2010 Households	3,636	29,813	67,829
2020 Households	4,190	31,977	69,774
2022 Households	4,175	32,232	70,330
2027 Households	4,116	32,799	70,799
2010-2020 Annual Rate	1.43%	0.70%	0.28%
2020-2022 Annual Rate	-0.16%	0.35%	0.35%
2022-2027 Annual Rate	-0.28%	0.35%	0.13%
2022 Average Household Size	2.32	2.04	2.17

The household count in this area has changed from 69,774 in 2020 to 70,330 in the current year, a change of 0.35% annually. The five-year projection of households is 70,799, a change of 0.13% annually from the current year total. Average household size is currently 2.17, compared to 2.17 in the year 2020. The number of families in the current year is 36,011 in the specified area.

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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	27.5%	33.5%	32.2%
<b>Median Household Income</b>			
2022 Median Household Income	\$124,551	\$72,013	\$56,240
2027 Median Household Income	\$143,479	\$88,589	\$67,639
2022-2027 Annual Rate	2.87%	4.23%	3.76%
<b>Average Household Income</b>			
2022 Average Household Income	\$185,384	\$124,267	\$105,492
2027 Average Household Income	\$210,198	\$141,921	\$122,241
2022-2027 Annual Rate	2.54%	2.69%	2.99%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$81,938	\$56,475	\$45,939
2027 Per Capita Income	\$93,228	\$65,043	\$53,473
2022-2027 Annual Rate	2.62%	2.87%	3.08%
<b>Households by Income</b>			

Current median household income is \$56,240 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,639 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$105,492 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$122,241 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$45,939 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$53,473 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	89	75	77
2010 Total Housing Units	4,036	34,995	81,250
2010 Owner Occupied Housing Units	2,793	15,764	35,122
2010 Renter Occupied Housing Units	843	14,047	32,707
2010 Vacant Housing Units	400	5,182	13,421
2020 Total Housing Units	4,419	35,702	80,170
2020 Vacant Housing Units	229	3,725	10,396
2022 Total Housing Units	4,412	36,244	81,160
2022 Owner Occupied Housing Units	2,913	16,392	35,810
2022 Renter Occupied Housing Units	1,262	15,840	34,521
2022 Vacant Housing Units	237	4,012	10,830
2027 Total Housing Units	4,349	36,857	81,803
2027 Owner Occupied Housing Units	2,909	16,409	36,106
2027 Renter Occupied Housing Units	1,207	16,390	34,693
2027 Vacant Housing Units	233	4,058	11,004

Currently, 44.1% of the 81,160 housing units in the area are owner occupied; 42.5% are renter occupied; and 13.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 80,170 housing units in the area and 13.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$343,284, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.24% annually to \$464,682.

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