2,240 SF FOR LEASE

59 WEST SHOPPING CENTER

760 ACADEMY DRIVE BESSEMER, AL 35022

PROPERTY FOR LEASE

The Retail Companies
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205.823.3030
TheRetailCcompanies.com

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.

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SITE AERIAL

QUICK FACTS

- Diverse Tenant Mix
- Serving 94,000+ Residents in 15 minute drive time Trade Area
- Long history of tenants remaining at property
- Adjacent to 24-HR Walmart Supercenter (24-Yr. Operating History)
- 1.4 Miles to Bessemer High School

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MARKET AERIAL

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	2,234	17,652	42,968
2020 Population	2,634	19,472	44,987
2022 Population	2,570	19,267	44,602
2027 Population	2,506	19,010	43,862
2010-2020 Annual Rate	1.66%	0.99%	0.46%
2020-2022 Annual Rate	-1.09%	-0.47%	-0.38%
2022-2027 Annual Rate	-0.50%	-0.27%	-0.33%
2022 Male Population	46.3%	47.3%	47.4%
2022 Female Population	53.7%	52.8%	52.6%
2022 Median Age	40.1	40.1	41.1

In the identified area, the current year population is 44,602. In 2020, the Census count in the area was 44,987. The rate of change since 2020 was -0.38% annually. The five-year projection for the population in the area is 43,862 representing a change of -0.33% annually from 2022 to 2027. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	16.7%	29.3%	34.9%
2022 Black Alone	76.5%	61.8%	55.6%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	0.6%	0.6%	0.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.4%	4.0%	4.1%
2022 Two or More Races	2.6%	4.0%	4.5%
2022 Hispanic Origin (Any Race)	5.2%	6.6%	7.1%

Persons of Hispanic origin represent 7.1% 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 62.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	45	60	61
2010 Households	775	7,006	16,918
2020 Households	1,044	7,912	18,086
2022 Households	1,034	7,907	18,026
2027 Households	1,014	7,824	17,785
2010-2020 Annual Rate	3.02%	1.22%	0.67%
2020-2022 Annual Rate	-0.43%	-0.03%	-0.15%
2022-2027 Annual Rate	-0.39%	-0.21%	-0.27%
2022 Average Household Size	2.37	2.41	2.46

The household count in this area has changed from 18,086 in 2020 to 18,026 in the current year, a change of -0.15% annually. The five-year projection of households is 17,785, a change of -0.27% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2020. The number of families in the current year is 12,174 in the specified area.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.9%	17.5%	17.9%
Median Household Income			
2022 Median Household Income	$54,112	$55,083	$52,635
2027 Median Household Income	$61,457	$63,152	$60,465
2022-2027 Annual Rate	2.58%	2.77%	2.81%
Average Household Income			
2022 Average Household Income	$66,596	$74,807	$72,680
2027 Average Household Income	$79,045	$89,176	$86,615
2022-2027 Annual Rate	3.49%	3.58%	3.57%
Per Capita Income			
2022 Per Capita Income	$27,355	$30,224	$29,292
2027 Per Capita Income	$32,633	$36,139	$35,021
2022-2027 Annual Rate	3.59%	3.64%	3.64%
Households by Income			

Current median household income is $52,635 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $60,465 in five years, compared to $84,445 for all U.S. households

Current average household income is $72,680 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $86,615 in five years, compared to $122,155 for all U.S. households

Current per capita income is $29,292 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $35,021 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	141	145	140
2010 Total Housing Units	878	7,774	19,033
2010 Owner Occupied Housing Units	452	5,013	11,887
2010 Renter Occupied Housing Units	323	1,994	5,031
2010 Vacant Housing Units	103	768	2,115
2020 Total Housing Units	1,126	8,657	20,142
2020 Vacant Housing Units	82	745	2,056
2022 Total Housing Units	1,114	8,648	20,059
2022 Owner Occupied Housing Units	661	5,427	12,095
2022 Renter Occupied Housing Units	373	2,480	5,931
2022 Vacant Housing Units	80	741	2,033
2027 Total Housing Units	1,094	8,575	19,876
2027 Owner Occupied Housing Units	660	5,465	12,132
2027 Renter Occupied Housing Units	353	2,359	5,653
2027 Vacant Housing Units	80	751	2,091

Currently, 60.3% of the 20,059 housing units in the area are owner occupied; 29.6%, renter occupied; and 10.1% 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 20,142 housing units in the area and 10.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.18%. Median home value in the area is $178,979, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 4.81% annually to $226,400.

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