

ALABASTER RETAIL ACROSS FROM SHELBY BAPTIST MEDICAL CENTER

561 1ST STREET NORTH | ALABASTER, AL 35007

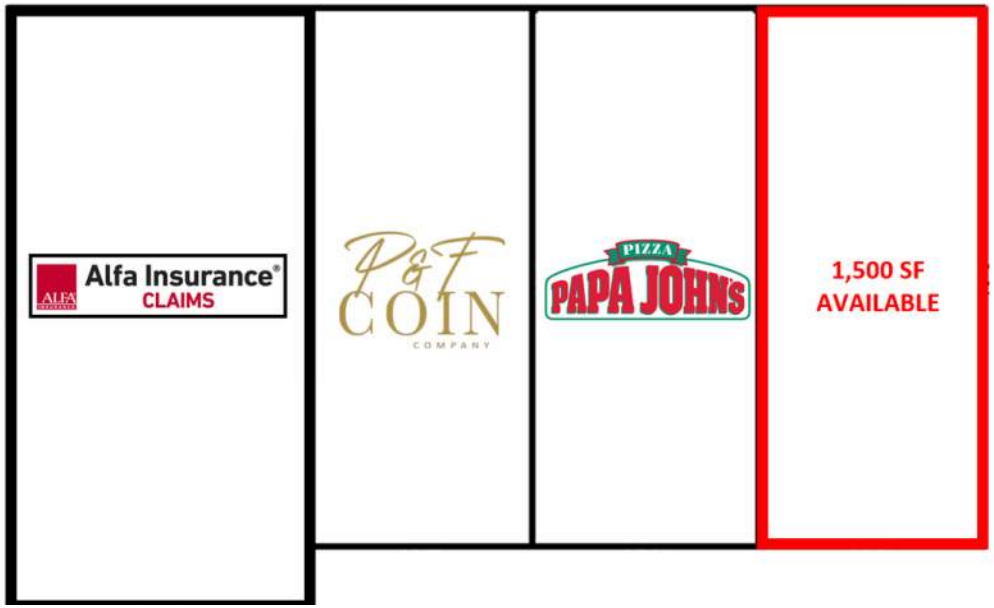
The Retail Companies

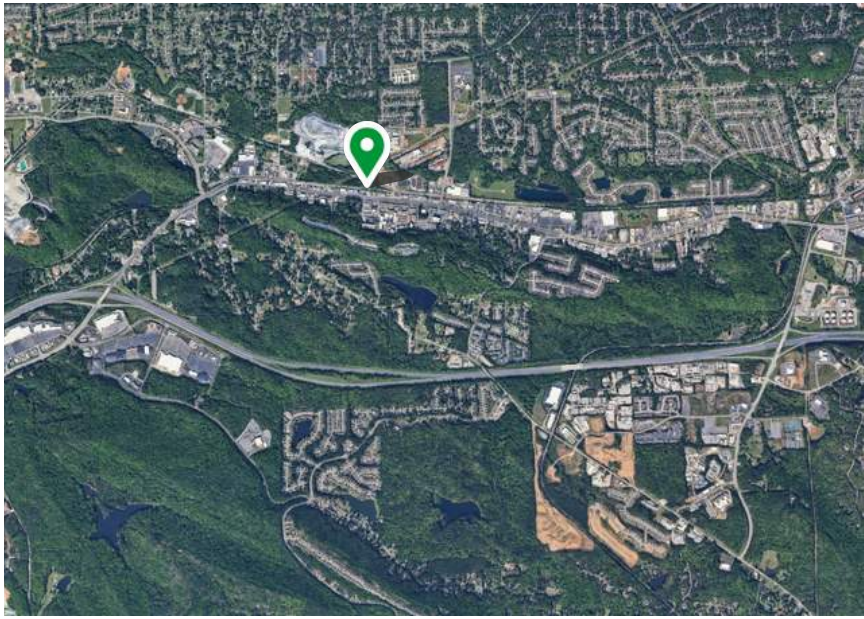
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Alabaster Retail

561 1st Street North | Alabaster, AL 35007

FOR LEASE





AVAILABILITY

SMALL SHOPS:
1,500 SF

CONTACT

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PROPERTY OVERVIEW

- Excellent location across from Shelby Baptist Medical Center (the only hospital in Shelby County)
- Drive Thru / Pickup Window capable
- Well-lit parking
- Full access from all directions
- Pylon signage can be made available

TRAFFIC COUNTS

26,696 VPD

SURROUNDING TENANTS

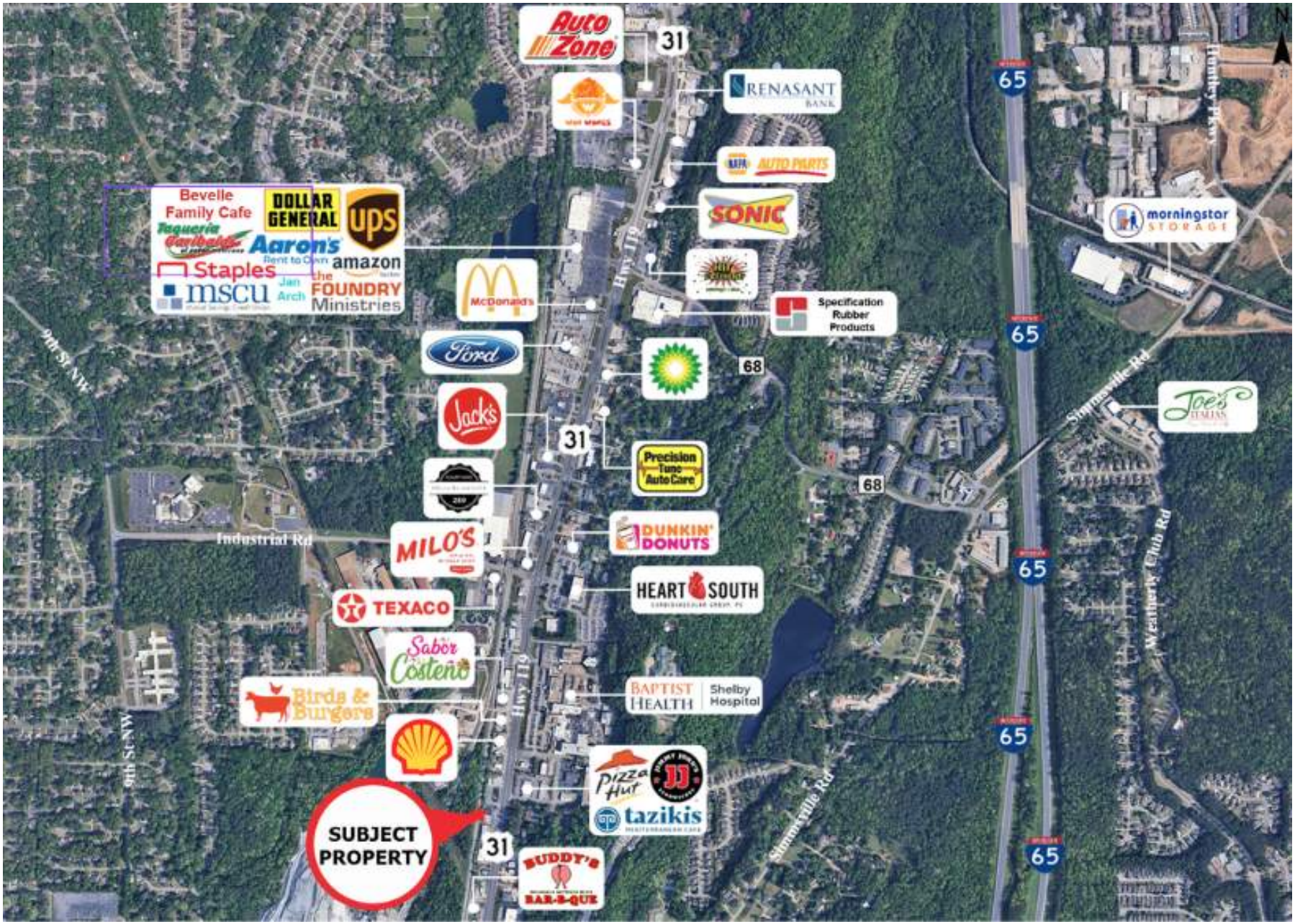
Dunkin' Donuts, bp, Jack's, Pizza Hut, Sonic, Milo's The Original Since 1946, Shelby Baptist Medical Center Brookwood Baptist Health, AutoZone

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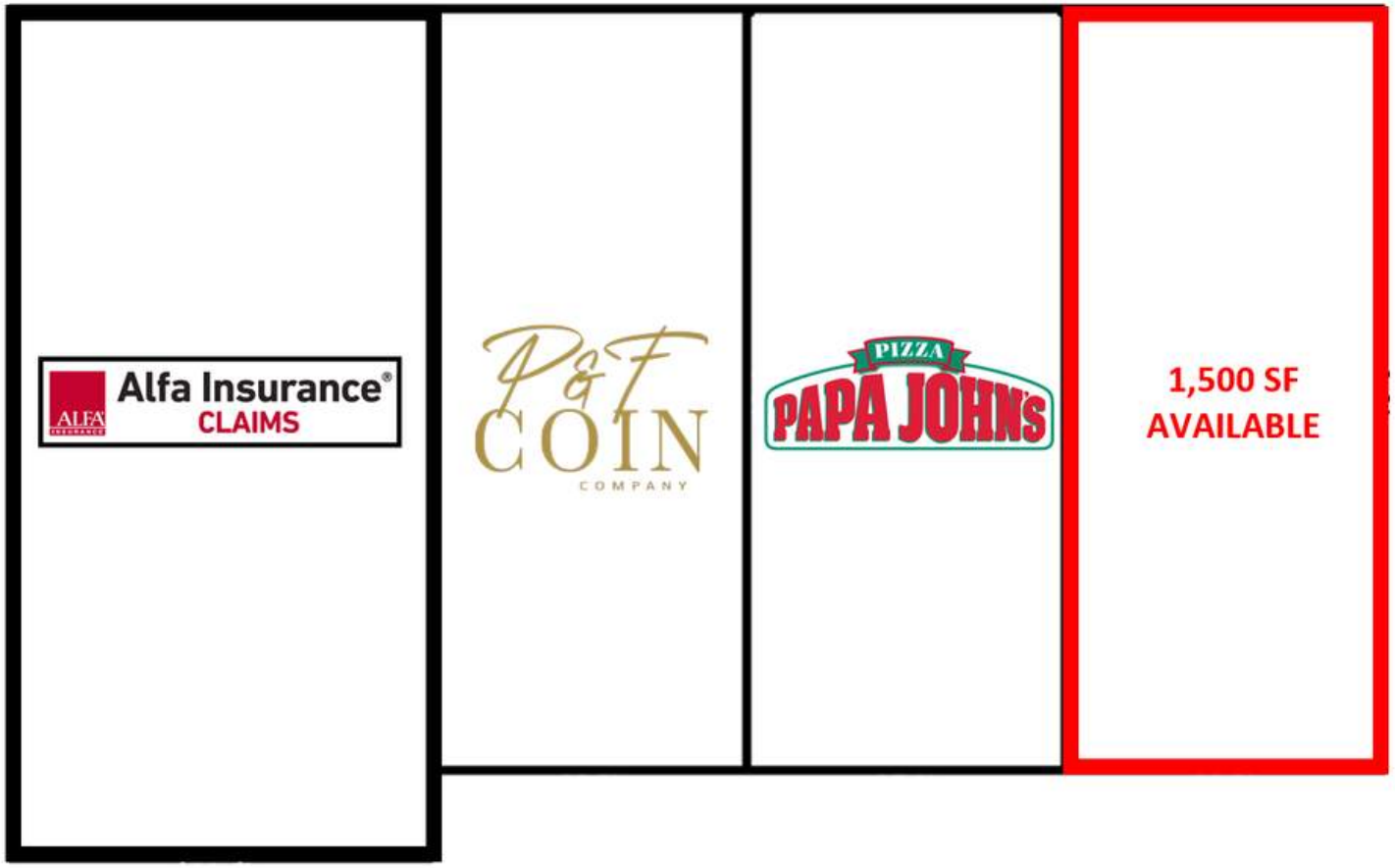


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Shelby Baptist Medical Center

Brookwood Baptist Health.





Located in Alabaster, one of the fastest-growing communities in Alabama, Shelby Baptist Medical Center is equipped with 252 beds and treats more than 51,000 patients in the emergency department every year. Shelby Baptist offers advanced technology resources including a 3T MRI, robotic surgery, and a state-of-the-art cardiology suite, including an advanced hybrid operating room. Shelby Baptist offers a full range of services to meet the diverse needs of patients including fast, life-saving response times for patients with cardiac events or stroke; cardiology, including specialized surgical services; orthopedics, including rehabilitation; women's medical services; and psychiatric care.

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Executive Summary

561 1st St N, Alabaster, Alabama, 35007

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2020 Population	5,261	36,426	66,918
2020 Male Population	47.3%	48.0%	48.0%
2020 Female Population	52.7%	52.0%	52.0%
2026 Population	5,530	37,733	70,754
2026 Male Population	48.0%	48.6%	48.7%
2026 Female Population	52.0%	51.4%	51.3%
2031 Population	5,705	38,944	73,405
2031 Male Population	47.9%	48.4%	48.5%
2031 Female Population	52.1%	51.6%	51.5%
2010-2020 Annual Rate	0.25%	0.59%	1.20%
2020-2026 Annual Rate	0.80%	0.57%	0.90%
2026-2031 Annual Rate	0.63%	0.63%	0.74%

In the identified area, the current year population is **70,754**. In 2020, the Census count in the area was **66,918**. The rate of change since 2020 was **0.90%** annually. The five-year projection for the population in the area is **73,405** representing a change of **0.74%** annually from 2026 to 2031. Currently, the population is **48.7%** male and **51.3%** female.

Median Age			
2026 Median Age	39.5	38.7	38.9

The median age in this area is **38.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	55.8%	66.0%	67.4%
2026 Black Alone	24.2%	15.9%	15.4%
2026 American Indian Alone	1.1%	0.7%	0.7%
2026 Asian Alone	1.4%	1.4%	1.7%
2026 Pacific Islander Alone	0.1%	0.3%	0.2%
2026 Some Other Race Alone	8.4%	7.4%	6.7%
2026 Two or More Races	9.0%	8.2%	7.9%
2026 Hispanic Origin	15.4%	13.1%	12.0%
2026 Diversity Index	71.5	63.4	61.4

Persons of Hispanic origin represent **12.0%** 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 **61.4** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households	1 mile	3 miles	5 miles
2026 Wealth Index	71	99	109
2010 Total Households	1,817	12,580	21,444
2020 Total Households	1,874	13,354	24,110
2026 Total Households	2,029	14,261	26,144
2031 Total Households	2,123	14,917	27,469
2010-2020 Annual Rate	0.31%	0.60%	1.18%
2020-2026 Annual Rate	1.28%	1.06%	1.30%
2026-2031 Annual Rate	0.91%	0.90%	0.99%
2026 Average Household Size	2.58	2.62	2.69

The household count in this area has changed from **24,110** in 2020 to **26,144** in the current year, a change of **1.30%** annually. The five-year projection of households is **27,469**, a change of **0.99%** annually from the current year total. Average household size is currently **2.69**, compared to **2.76** in the year 2020. The number of families in the current year is **19,457** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	16.9%	16.3%	16.9%

Median Household Income			
2026 Median Household Income	$83,926	$99,699	$105,190
2031 Median Household Income	$91,700	$112,490	$122,474
2026-2031 Annual Rate	1.79%	2.44%	3.09%

Average Household Income			
2026 Average Household Income	$98,904	$122,525	$131,899
2031 Average Household Income	$111,390	$139,986	$151,037
2026-2031 Annual Rate	2.41%	2.70%	2.75%

Per Capita Income			
2026 Per Capita Income	$37,247	$46,150	$48,891
2031 Per Capita Income	$42,364	$53,374	$56,676
2026-2031 Annual Rate	2.61%	2.95%	3.00%

Income Equality			
2026 Gini Index	39.6	38.5	39.7

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