



# ANNISTON FREESTANDING WITH DRIVE-THRU

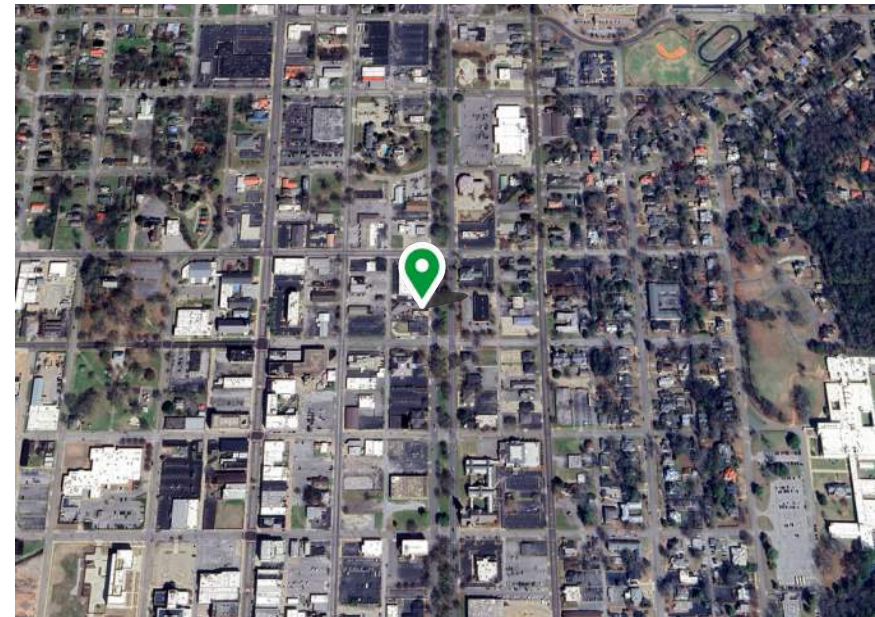
1410 Quintard Ave | Anniston, AL 36201



# Anniston Freestanding Drive-Thru

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**FOR LEASE**



## AVAILABILITY

**+/- 2,040 SF**

## CONTACT

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## PROPERTY OVERVIEW

- **Freestanding Building** – Maximum visibility and branding opportunity
- **Drive-Thru Equipped** – Ideal for quick-service or convenience concepts
- **High-Traffic Location** – Strong daily car counts and consumer exposure
- **Flexible Use Potential** – Suits food, retail, medical, or service uses

## TRAFFIC COUNTS

25,940 VPD

## SURROUNDING TENANTS

*Walgreens*

 **REGIONS**

**Chevron**

  
**FAMILY  
DOLLAR**



  
**CVS**  
pharmacy®

 **RMC**  
HEALTH SYSTEM



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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,300	26,088	47,781
2020 Population	2,231	24,574	45,232
2025 Population	2,125	24,164	44,258
2030 Population	2,081	23,811	43,577
2010-2020 Annual Rate	-0.30%	-0.60%	-0.55%
2020-2025 Annual Rate	-0.92%	-0.32%	-0.41%
2025-2030 Annual Rate	-0.42%	-0.29%	-0.31%
2020 Male Population	45.0%	46.3%	47.1%
2020 Female Population	55.0%	53.7%	52.9%
2020 Median Age	36.9	42.0	41.9
2025 Male Population	45.5%	46.9%	47.7%
2025 Female Population	54.5%	53.1%	52.3%
2025 Median Age	37.7	42.4	42.5

In the identified area, the current year population is 44,258. In 2020, the Census count in the area was 45,232. The rate of change since 2020 was -0.41% annually. The five-year projection for the population in the area is 43,577 representing a change of -0.31% annually from 2025 to 2030. Currently, the population is 47.7% male and 52.3% female.

#### Median Age

The median age in this area is 42.5, compared to U.S. median age of 39.6.

#### Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	40.5%	52.1%	56.3%
2025 Black Alone	48.4%	36.3%	32.4%
2025 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2025 Asian Alone	1.3%	1.3%	1.4%
2025 Pacific Islander Alone	0.2%	0.1%	0.1%
2025 Other Race	4.0%	3.4%	3.4%
2025 Two or More Races	5.0%	6.3%	6.0%
2025 Hispanic Origin (Any Race)	6.7%	6.9%	6.4%

Persons of Hispanic origin represent 6.4% of the population in the identified area compared to 19.7% 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 72.7 for the U.S. as a whole.

#### Households

	1 mile	3 miles	5 miles
2025 Wealth Index	35	64	67
2010 Households	1,055	10,990	19,399
2020 Households	1,007	10,360	18,704
2025 Households	986	10,319	18,620
2030 Households	981	10,286	18,563
2010-2020 Annual Rate	-0.46%	-0.59%	-0.36%
2020-2025 Annual Rate	-0.40%	-0.08%	-0.09%
2025-2030 Annual Rate	-0.10%	-0.06%	-0.06%
2025 Average Household Size	1.89	2.17	2.28

The household count in this area has changed from 18,704 in 2020 to 18,620 in the current year, a change of -0.09% annually. The five-year projection of households is 18,563, a change of -0.06% annually from the current year total. Average household size is currently 2.28, compared to 2.33 in the year 2020. The number of families in the current year is 11,232 in the specified area.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	25.4%	21.6%	19.9%
<b>Median Household Income</b>			
2025 Median Household Income	\$39,348	\$48,166	\$52,300
2030 Median Household Income	\$42,596	\$53,208	\$57,406
2025-2030 Annual Rate	1.60%	2.01%	1.88%
<b>Average Household Income</b>			
2025 Average Household Income	\$55,427	\$73,854	\$77,314
2030 Average Household Income	\$60,764	\$82,204	\$85,468
2025-2030 Annual Rate	1.86%	2.17%	2.03%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$24,824	\$31,834	\$32,791
2030 Per Capita Income	\$27,589	\$35,782	\$36,677
2025-2030 Annual Rate	2.13%	2.37%	2.27%
<b>GINI Index</b>			
2025 Gini Index	48.4	52.4	50.8

#### Households by Income

Current median household income is \$52,300 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$57,406 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$77,314 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$85,468 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$32,791 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$36,677 in five years, compared to \$50,744 for all U.S. households.

#### Housing

	1 mile	3 miles	5 miles
2025 Housing Affordability Index	96	109	118
2010 Total Housing Units	1,238	12,774	22,197
2010 Owner Occupied Housing Units	401	6,368	12,468
2010 Renter Occupied Housing Units	654	4,623	6,931
2010 Vacant Housing Units	183	1,784	2,798
2020 Total Housing Units	1,218	12,356	21,825
2020 Owner Occupied Housing Units	358	5,851	11,882
2020 Renter Occupied Housing Units	649	4,509	6,822
2020 Vacant Housing Units	205	1,965	3,079
2025 Total Housing Units	1,215	12,309	21,740
2025 Owner Occupied Housing Units	363	5,985	12,072
2025 Renter Occupied Housing Units	623	4,334	6,548
2025 Vacant Housing Units	229	1,990	3,120
2030 Total Housing Units	1,192	12,111	21,525
2030 Owner Occupied Housing Units	361	5,971	12,028
2030 Renter Occupied Housing Units	620	4,315	6,535
2030 Vacant Housing Units	211	1,825	2,962
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	43.3	44.0	45.1

Currently, 55.5% of the 21,740 housing units in the area are owner occupied; 30.1%, renter occupied; and 14.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 21,825 housing units in the area and 14.1% vacant housing units. The annual rate of change in housing units since 2020 is -0.07%. Median home value in the area is \$166,455, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.15% annually to \$204,010.



The  
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