

1,500 - 5,000 SF (+DRIVE THRU) FOR LEASE

ALABASTER CROSSROADS

10675 HWY 119 ALABASTER, ALABAMA 35007

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.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.

CALL FOR PRICING

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Real Estate Is Our Passion
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MARKET AERIAL



QUICK FACTS

- New construction opportunity on Hwy 119 in Alabaster
- Drive-Thru opportunity with excellent ingress/egress
- Experienced developers with competitive rates

TRAFFIC COUNTS

- 25,640 VPD

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	4,725	32,522	56,807
2020 Population	4,721	34,403	63,789
2023 Population	4,758	35,030	66,162
2028 Population	4,842	35,608	68,582
2010-2020 Annual Rate	-0.01%	0.56%	1.17%
2020-2023 Annual Rate	0.24%	0.56%	1.13%
2023-2028 Annual Rate	0.35%	0.33%	0.72%
2023 Male Population	49.2%	49.3%	48.9%
2023 Female Population	50.8%	50.7%	51.1%
2023 Median Age	37.4	37.4	36.9

In the identified area, the current year population is 66,162. In 2020, the Census count in the area was 63,789. The rate of change since 2020 was 1.13% annually. The five-year projection for the population in the area is 68,582 representing a change of 0.72% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 36.9, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	63.3%	65.7%	68.8%
2023 Black Alone	17.5%	15.3%	14.4%
2023 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2023 Asian Alone	0.7%	1.3%	1.5%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	7.4%	8.4%	6.7%
2023 Two or More Races	10.1%	8.4%	7.8%
2023 Hispanic Origin (Any Race)	15.0%	14.5%	12.0%

Persons of Hispanic origin represent 12.0% 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 60.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	60	92	100
2010 Households	1,749	11,519	20,536
2020 Households	1,775	12,131	22,977
2023 Households	1,825	12,460	23,931
2028 Households	1,874	12,749	24,987
2010-2020 Annual Rate	0.15%	0.52%	1.13%
2020-2023 Annual Rate	0.86%	0.83%	1.26%
2023-2028 Annual Rate	0.53%	0.46%	0.87%
2023 Average Household Size	2.58	2.79	2.75

The household count in this area has changed from 22,977 in 2020 to 23,931 in the current year, a change of 1.26% annually. The five-year projection of households is 24,987, a change of 0.87% annually from the current year total. Average household size is currently 2.75, compared to 2.76 in the year 2020. The number of families in the current year is 17,565 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	15.7%	16.8%	17.2%
Median Household Income			
2023 Median Household Income	\$68,031	\$81,868	\$85,723
2028 Median Household Income	\$76,403	\$91,952	\$96,216
2023-2028 Annual Rate	2.35%	2.35%	2.34%
Average Household Income			
2023 Average Household Income	\$82,311	\$102,961	\$108,842
2028 Average Household Income	\$94,404	\$117,196	\$123,766
2023-2028 Annual Rate	2.78%	2.62%	2.60%
Per Capita Income			
2023 Per Capita Income	\$30,379	\$36,699	\$39,342
2028 Per Capita Income	\$35,166	\$42,065	\$45,069
2023-2028 Annual Rate	2.97%	2.77%	2.76%
GINI Index			
2023 Gini Index	34.5	35.0	34.7
Households by Income			

Current median household income is \$85,723 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$96,216 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$108,842 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$123,766 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$39,342 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,069 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	165	154	151
2010 Total Housing Units	1,872	12,264	21,772
2010 Owner Occupied Housing Units	1,465	9,763	17,782
2010 Renter Occupied Housing Units	285	1,757	2,759
2010 Vacant Housing Units	123	745	1,236
2020 Total Housing Units	1,865	12,648	23,825
2020 Vacant Housing Units	90	517	848
2023 Total Housing Units	1,914	12,975	24,766
2023 Owner Occupied Housing Units	1,624	10,461	20,785
2023 Renter Occupied Housing Units	201	1,999	3,146
2023 Vacant Housing Units	89	515	835
2028 Total Housing Units	1,952	13,225	25,742
2028 Owner Occupied Housing Units	1,675	10,770	21,673
2028 Renter Occupied Housing Units	198	1,979	3,313
2028 Vacant Housing Units	78	476	755
Socioeconomic Status Index			
2023 Socioeconomic Status Index	59.1	56.6	58.1

Currently, 83.9% of the 24,766 housing units in the area are owner occupied; 12.7%, renter occupied; and 3.4% 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 23,825 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.20%. Median home value in the area is \$244,814, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.05% annually to \$257,970.

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