

1,000 SF FOR LEASE

## 2975 US-280 SUITE B

2975 US-280 SUITE B, ALEXANDER CITY, AL 35010

PROPERTY FOR LEASE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
www.TheRetailCompanies.com

### PROPERTY PHOTO



### QUICK FACTS

- **Adjacent to Walmart Supercenter** – High-traffic retail corridor with strong customer draw.
- **Near Russell Medical Center** – Less than 2 miles from a major hospital, ensuring consistent daily traffic.
- **Located on US-280** – A primary commercial artery connecting Alexander City to Birmingham and Auburn.
- **Surrounded by National Retailers** – Nearby tenants include Walgreens, Chick-fil-A, and Winn-Dixie, bringing steady foot traffic.

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**

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
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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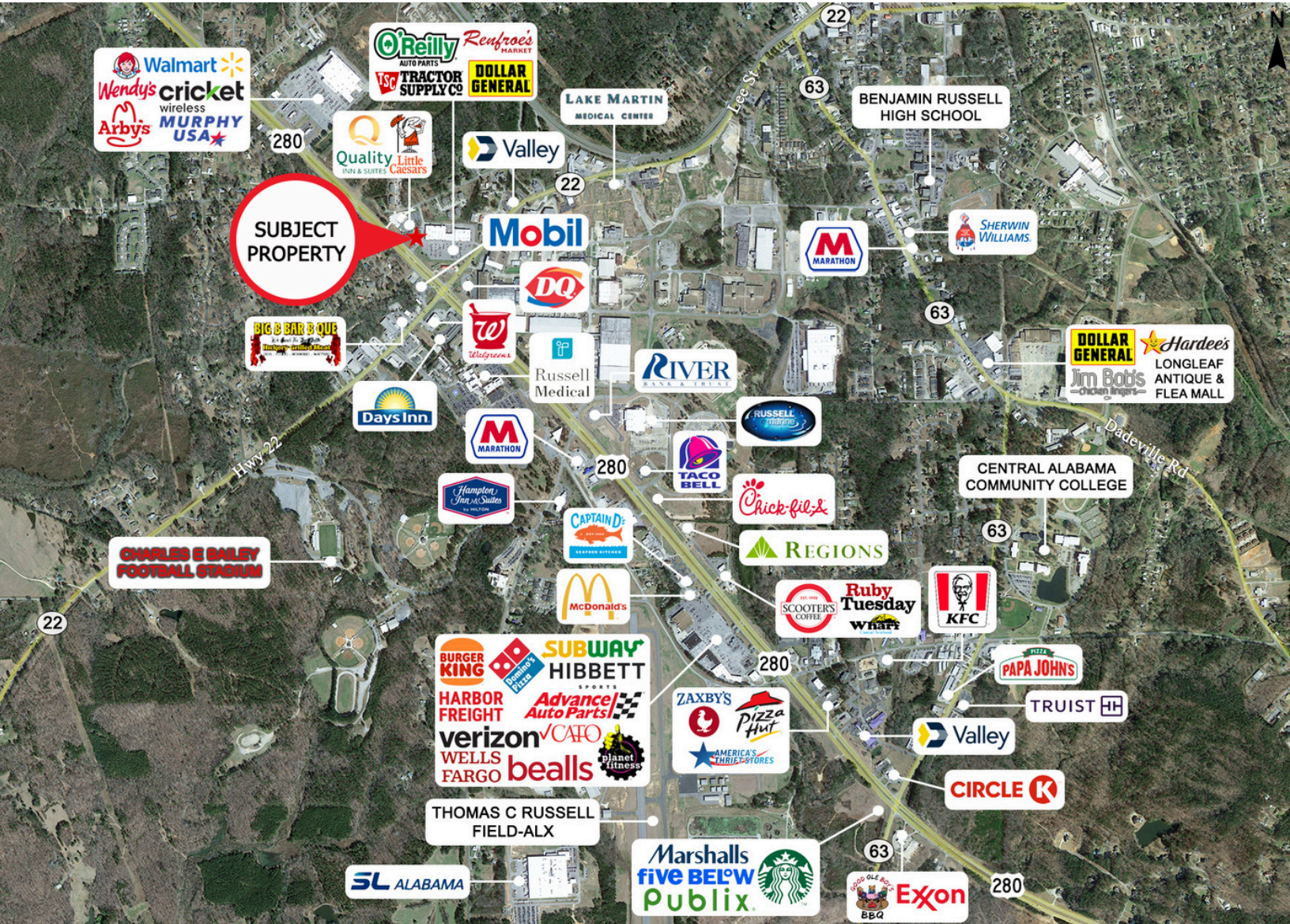
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## MARKET AERIAL



## TRAFFIC COUNTS

25,351 VPD

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,187	11,551	16,788
2020 Population	2,190	11,274	16,373
2024 Population	2,346	11,269	16,225
2029 Population	2,350	11,194	16,098
2010-2020 Annual Rate	0.01%	-0.24%	-0.25%
2020-2024 Annual Rate	1.63%	-0.01%	-0.21%
2024-2029 Annual Rate	0.03%	-0.13%	-0.16%
2020 Male Population	47.3%	48.2%	48.2%
2020 Female Population	52.7%	51.8%	51.8%
2020 Median Age	38.1	41.9	42.6
2024 Male Population	47.7%	48.8%	48.8%
2024 Female Population	52.3%	51.2%	51.2%
2024 Median Age	38.5	42.3	43.0

In the identified area, the current year population is 16,225. In 2020, the Census count in the area was 16,373. The rate of change since 2020 was -0.21% annually. The five-year projection for the population in the area is 16,098 representing a change of -0.16% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	47.7%	51.7%	56.8%
2024 Black Alone	44.4%	39.8%	35.2%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	1.7%	1.1%	0.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.6%	3.6%	3.3%
2024 Two or More Races	2.4%	3.5%	3.6%
2024 Hispanic Origin (Any Race)	5.1%	5.3%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 19.6% 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 59.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	37	42	46
2010 Households	924	4,619	6,793
2020 Households	997	4,662	6,717
2024 Households	1,008	4,665	6,719
2029 Households	1,020	4,679	6,732
2010-2020 Annual Rate	0.76%	0.09%	-0.11%
2020-2024 Annual Rate	0.26%	0.02%	0.01%
2024-2029 Annual Rate	0.24%	0.06%	0.04%
2024 Average Household Size	2.31	2.35	2.34

The household count in this area has changed from 6,717 in 2020 to 6,719 in the current year, a change of 0.01% annually. The five-year projection of households is 6,732, a change of 0.04% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2020. The number of families in the current year is 4,274 in the specified area.

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	17.1%	16.9%	15.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$39,373	\$42,889	\$48,080
2029 Median Household Income	\$43,276	\$50,173	\$54,312
2024-2029 Annual Rate	1.91%	3.19%	2.47%
<b>Average Household Income</b>			
2024 Average Household Income	\$54,870	\$59,542	\$63,641
2029 Average Household Income	\$62,487	\$68,255	\$73,032
2024-2029 Annual Rate	2.63%	2.77%	2.79%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$23,415	\$24,716	\$26,468
2029 Per Capita Income	\$26,938	\$28,598	\$30,664
2024-2029 Annual Rate	2.84%	2.96%	2.99%
<b>GINI Index</b>			
2024 Gini Index	45.7	44.5	43.7

### Households by Income

Current median household income is \$48,080 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$54,312 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$63,641 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$73,032 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$26,468 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$30,664 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	157	159	175
2010 Total Housing Units	962	5,117	7,525
2010 Owner Occupied Housing Units	439	2,752	4,234
2010 Renter Occupied Housing Units	485	1,867	2,559
2010 Vacant Housing Units	38	498	732
2020 Total Housing Units	1,059	5,316	7,705
2020 Owner Occupied Housing Units	444	2,660	4,076
2020 Renter Occupied Housing Units	553	2,002	2,641
2020 Vacant Housing Units	91	674	1,067
2024 Total Housing Units	1,089	5,396	7,811
2024 Owner Occupied Housing Units	462	2,733	4,177
2024 Renter Occupied Housing Units	546	1,932	2,542
2024 Vacant Housing Units	81	731	1,092
2029 Total Housing Units	1,098	5,424	7,845
2029 Owner Occupied Housing Units	462	2,734	4,181
2029 Renter Occupied Housing Units	558	1,945	2,551
2029 Vacant Housing Units	78	745	1,113

### Socioeconomic Status Index

2024 Socioeconomic Status Index	47.8	44.5	44.3
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Currently, 53.5% of the 7,811 housing units in the area are owner occupied; 32.5% are renter occupied; and 14.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,705 housing units in the area and 13.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$117,857, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.20% annually to \$125,083.

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