3,500 SF FOR LEASE

BROOK HIGHLAND MAIN CORNER
(HIGHWAY 280)

5237 HWY 280 SOUTH BIRMINGHAM, AL 35242

The Retail Companies
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SUBJECT PROPERTY AVAILABLE

AFFORDABLE DENTURES & IMPLANTS

280

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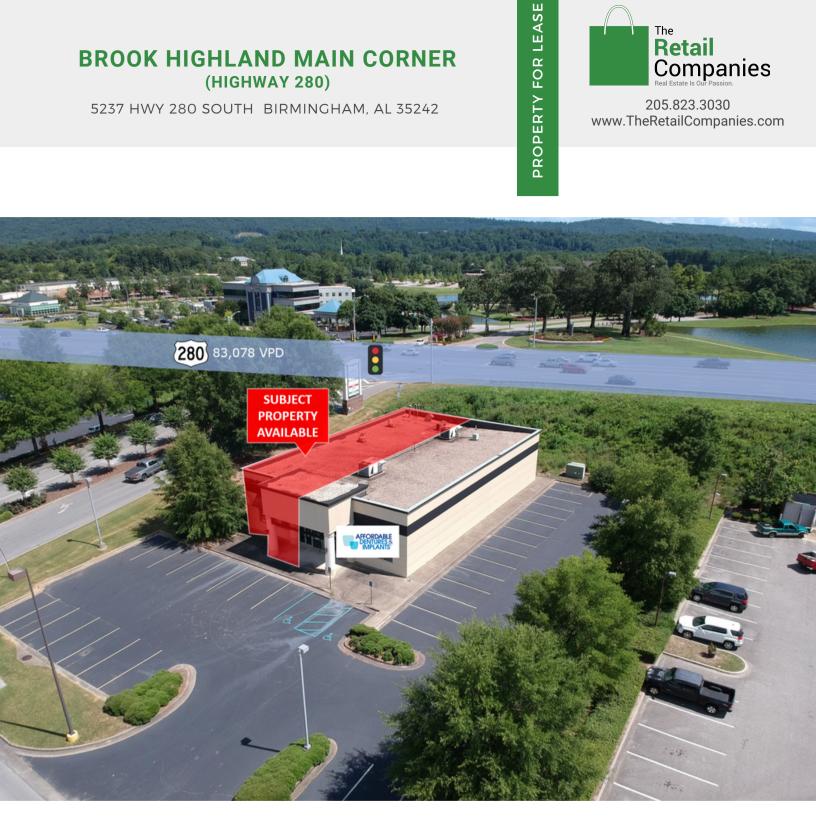Birmingham, AL 35216

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280 83,078 VPD

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MARKET AERIAL

RIVERHILLS SHOPPING CENTER
Full Moon BAR-B-QUE · ALDI · Jimmy John's · Chevron · CHUCK E. CHEESE · WELLS FARGO · Wendy's

BROOK HIGHLAND PLAZA
Michaels · Zoes Kitchen · SPROUTS · petco · DOLLAR TREE · HomeGoods · DQ · BEST BUY · ULTA · RACK ROOM SHOES · HIBBETT SPORTS · Lowe's · DICK'S SPORTING GOODS

INVERNESS VILLAGE
Walgreens · Starbucks · The TrakShak Running Shops · Planet Smoothie · THE FRESH MARKET

INVERNESS CORNERS & PLAZA
Winn Dixie · CVS pharmacy · MILO'S · tropical SMOOTHIE CAFE · Schlotzsky's · enterprise · PGA TOUR SUPERSTORE · KOHL'S · Dreamland BAR-B-QUE · verizon · mellow MUSHROOM

83,078 VPD (HWY 280)

52,475 VPD (HWY 280)

US Highway 280

LEE BRANCH SHOPPING CENTER
DICK'S SPORTING GOODS · Publix · MOE'S SOUTHWEST GRILL · Panera BREAD · ZAXBY'S

LEE BRANCH II SHOPPING CENTER
HOBBY LOBBY · AMC THEATRES · URBAN HOME UH · tazikis MEDITERRANEAN CAFE · marco's Pizza

TRAFFIC COUNTS

- 83,078VPD (Highway 280)

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	5,287	34,884	71,287
2020 Population	5,642	40,701	82,521
2023 Population	5,718	42,243	84,946
2028 Population	5,851	43,592	87,397
2010-2020 Annual Rate	0.65%	1.55%	1.47%
2020-2023 Annual Rate	0.41%	1.15%	0.90%
2023-2028 Annual Rate	0.46%	0.63%	0.57%
2020 Male Population	46.4%	47.1%	47.5%
2020 Female Population	53.6%	52.9%	52.5%
2020 Median Age	34.7	39.2	40.4
2023 Male Population	49.0%	48.8%	48.9%
2023 Female Population	51.0%	51.2%	51.1%
2023 Median Age	36.6	39.6	40.7

In the identified area, the current year population is 84,946. In 2020, the Census count in the area was 82,521. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 87,397 representing a change of 0.57% 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 40.7, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	66.0%	74.9%	79.7%
2023 Black Alone	17.2%	12.3%	8.7%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2023 Asian Alone	6.6%	4.9%	4.1%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	3.1%	1.7%	1.7%
2023 Two or More Races	6.7%	5.8%	5.6%
2023 Hispanic Origin (Any Race)	6.3%	4.5%	4.4%

Persons of Hispanic origin represent 4.4% 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 40.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	108	160	184
2010 Households	2,611	15,022	29,396
2020 Households	2,739	17,988	34,352
2023 Households	2,783	18,543	35,318
2028 Households	2,866	19,302	36,530
2010-2020 Annual Rate	0.48%	1.82%	1.57%
2020-2023 Annual Rate	0.49%	0.94%	0.86%
2023-2028 Annual Rate	0.59%	0.81%	0.68%
2023 Average Household Size	2.05	2.26	2.39

The household count in this area has changed from 34,352 in 2020 to 35,318 in the current year, a change of 0.86% annually. The five-year projection of households is 36,530, a change of 0.68% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2020. The number of families in the current year is 22,167 in the specified area.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	25.4%	24.9%	23.5%
Median Household Income			
2023 Median Household Income	$81,046	$96,128	$103,611
2028 Median Household Income	$87,462	$104,435	$113,777
2023-2028 Annual Rate	1.54%	1.67%	1.89%
Average Household Income			
2023 Average Household Income	$112,820	$144,099	$157,807
2028 Average Household Income	$128,439	$160,251	$175,682
2023-2028 Annual Rate	2.63%	2.15%	2.17%
Per Capita Income			
2023 Per Capita Income	$51,569	$62,261	$65,698
2028 Per Capita Income	$58,802	$69,716	$73,515
2023-2028 Annual Rate	2.66%	2.29%	2.27%
GINI Index			
2023 Gini Index	40.8	38.0	36.4
Households by Income			

Current median household income is $103,611 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $113,777 in five years, compared to $82,410 for all U.S. households

Current average household income is $157,807 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $175,682 in five years, compared to $122,048 for all U.S. households

Current per capita income is $65,698 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $73,515 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	102	104	109
2010 Total Housing Units	2,818	16,762	32,066
2010 Owner Occupied Housing Units	1,152	8,946	20,387
2010 Renter Occupied Housing Units	1,457	6,076	9,010
2010 Vacant Housing Units	207	1,740	2,670
2020 Total Housing Units	2,872	18,925	35,949
2020 Owner Occupied Housing Units	1,257	10,023	22,695
2020 Renter Occupied Housing Units	1,482	7,965	11,657
2020 Vacant Housing Units	128	969	1,634
2023 Total Housing Units	2,920	19,480	37,066
2023 Owner Occupied Housing Units	1,403	11,754	24,866
2023 Renter Occupied Housing Units	1,380	6,789	10,452
2023 Vacant Housing Units	137	937	1,748
2028 Total Housing Units	2,998	20,086	38,052
2028 Owner Occupied Housing Units	1,487	12,219	25,616
2028 Renter Occupied Housing Units	1,379	7,083	10,915
2028 Vacant Housing Units	132	784	1,522
Socioeconomic Status Index			
2023 Socioeconomic Status Index	61.6	63.3	64.9

Currently, 67.1% of the 37,066 housing units in the area are owner occupied; 28.2%, renter occupied; and 4.7% 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 35,949 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.95%. Median home value in the area is $405,523, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.74% annually to $420,735.

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