



Highway 280-28, 243 VPD

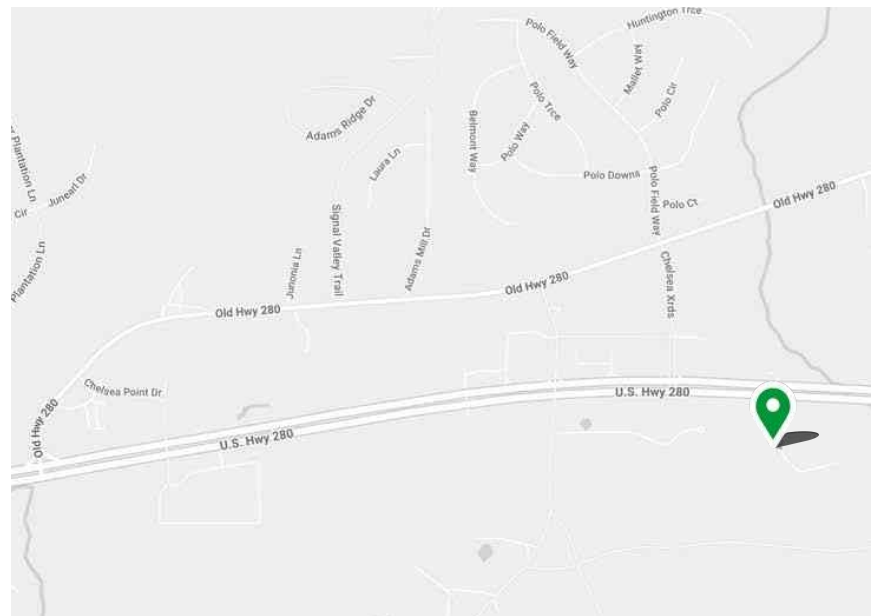


# CHELSEA EXCHANGE

Highway 280 | Chelsea, AL 35043







## AVAILABILITY

**MULTIPLE SITES AVAILABLE:  
1-4 ACRES**

## PROPERTY OVERVIEW

- Purchase opportunity on Hwy 280 in one of Birmingham's fastest-growing communities
- Full access on Hwy 280 across from a Publix-anchored shopping center.
- Pad-ready delivery with all utilities and infrastructure delivered.
- Monument signage will be available

## SURROUNDING TENANTS



## CONTACT

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080

## TRAFFIC COUNTS

HWY 280 28,243 VPD



# Chelsea Exchange

Highway 280 | Chelsea, AL 35043

**FOR SALE**





# Chelsea Exchange

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**FOR SALE**









# Chelsea Exchange

Highway 280 | Chelsea, AL 35043

**FOR SALE**





	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	808	6,876	13,772
2020 Population	1,431	9,442	16,827
2025 Population	1,502	10,426	17,616
2030 Population	1,585	11,118	18,389
2010-2020 Annual Rate	5.88%	3.22%	2.02%
2020-2025 Annual Rate	0.93%	1.91%	0.88%
2025-2030 Annual Rate	1.08%	1.29%	0.86%
2020 Male Population	46.7%	48.0%	47.9%
2020 Female Population	53.3%	52.0%	52.1%
2020 Median Age	37.0	36.8	44.2
2025 Male Population	47.6%	48.6%	48.3%
2025 Female Population	52.4%	51.4%	51.7%
2025 Median Age	37.8	37.9	44.8

In the identified area, the current year population is 17,616. In 2020, the Census count in the area was 16,827. The rate of change since 2020 was 0.88% annually. The five-year projection for the population in the area is 18,389 representing a change of 0.86% annually from 2025 to 2030. Currently, the population is 48.3% male and 51.7% female.

#### Median Age

The median age in this area is 44.8, compared to U.S. median age of 39.6.

#### Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 White Alone	77.2%	79.0%	82.6%
2025 Black Alone	11.1%	10.1%	7.8%
2025 American Indian/Alaska Native Alone	0.9%	0.5%	0.3%
2025 Asian Alone	2.5%	2.1%	2.8%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	1.7%	1.8%	1.3%
2025 Two or More Races	6.7%	6.5%	5.2%
2025 Hispanic Origin (Any Race)	4.5%	4.8%	3.1%

Persons of Hispanic origin represent 3.1% 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 34.9 in the identified area, compared to 72.7 for the U.S. as a whole.

#### Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Wealth Index	78	102	164
2010 Households	302	2,602	5,081
2020 Households	492	3,505	6,196
2025 Households	531	3,909	6,588
2030 Households	563	4,190	6,942
2010-2020 Annual Rate	5.00%	3.02%	2.00%
2020-2025 Annual Rate	1.46%	2.10%	1.18%
2025-2030 Annual Rate	1.18%	1.40%	1.05%
2025 Average Household Size	2.83	2.67	2.67

The household count in this area has changed from 6,196 in 2020 to 6,588 in the current year, a change of 1.18% annually. The five-year projection of households is 6,942, a change of 1.05% annually from the current year total. Average household size is currently 2.67, compared to 2.71 in the year 2020. The number of families in the current year is 5,118 in the specified area.

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	24.8%	22.6%	24.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$87,475	\$97,483	\$118,192
2030 Median Household Income	\$93,547	\$109,187	\$132,645
2025-2030 Annual Rate	1.35%	2.29%	2.33%
<b>Average Household Income</b>			
2025 Average Household Income	\$101,768	\$120,723	\$156,025
2030 Average Household Income	\$111,156	\$133,397	\$167,615
2025-2030 Annual Rate	1.78%	2.02%	1.44%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$38,071	\$44,817	\$58,825
2030 Per Capita Income	\$41,671	\$49,799	\$63,794
2025-2030 Annual Rate	1.82%	2.13%	1.64%

#### GINI Index

2025 Gini Index	31.8	36.7	40.9
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#### Households by Income

Current median household income is \$118,192 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$132,645 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$156,025 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$167,615 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$58,825 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$63,794 in five years, compared to \$50,744 for all U.S. households.

#### Housing

2025 Housing Affordability Index	99	109	101
2010 Total Housing Units	347	2,753	5,432
2010 Owner Occupied Housing Units	262	2,358	4,540
2010 Renter Occupied Housing Units	39	244	542
2010 Vacant Housing Units	45	151	351
2020 Total Housing Units	542	3,612	6,403
2020 Owner Occupied Housing Units	433	3,130	5,566
2020 Renter Occupied Housing Units	59	375	630
2020 Vacant Housing Units	26	130	259
2025 Total Housing Units	563	4,010	6,767
2025 Owner Occupied Housing Units	472	3,535	5,947
2025 Renter Occupied Housing Units	59	374	641
2025 Vacant Housing Units	32	101	179
2030 Total Housing Units	597	4,299	7,119
2030 Owner Occupied Housing Units	503	3,801	6,289
2030 Renter Occupied Housing Units	60	389	652
2030 Vacant Housing Units	34	109	177

#### Socioeconomic Status Index

2025 Socioeconomic Status Index	57.9	63.9	62.8
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Currently, 87.9% of the 6,767 housing units in the area are owner occupied; 9.5% renter occupied; and 2.6% 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 6,403 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.06%. Median home value in the area is \$465,323, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.19% annually to \$493,750.



The  
**Retail**  
Companies

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216  
205.823.3030

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080