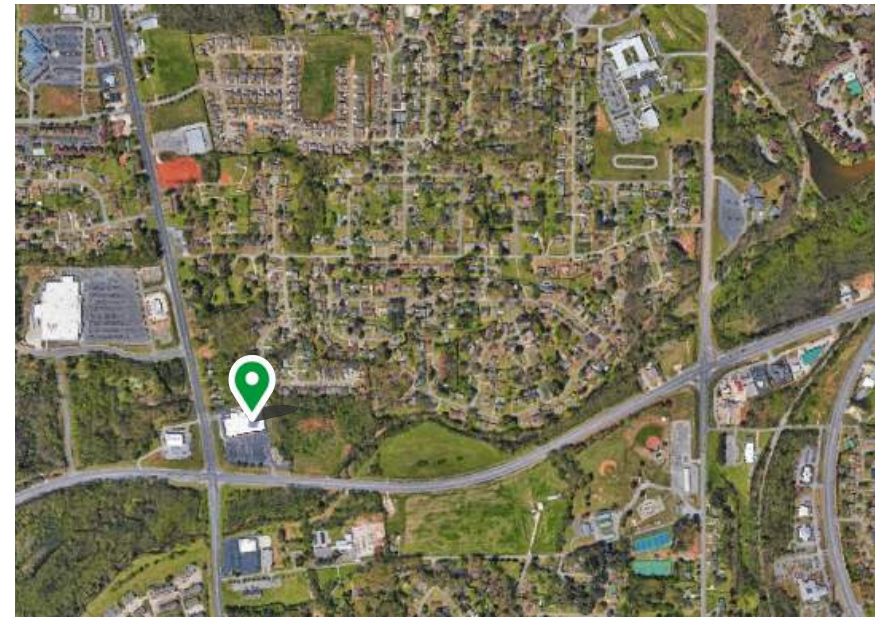




CLOVERDALE VILLAGE

970 Cox Creek Parkway | Florence, AL 35633



AVAILABILITY

SMALL SHOPS:
1,290 SF

PROPERTY OVERVIEW

- Anchored by America's Thrift
- Located on the Cox Creek Pkwy retail corridor
- Near Walmart Supercenter and other national retailers
- Limited small shop space available in this submarket

SURROUNDING TENANTS



DOLLAR TREE



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TRAFFIC COUNTS

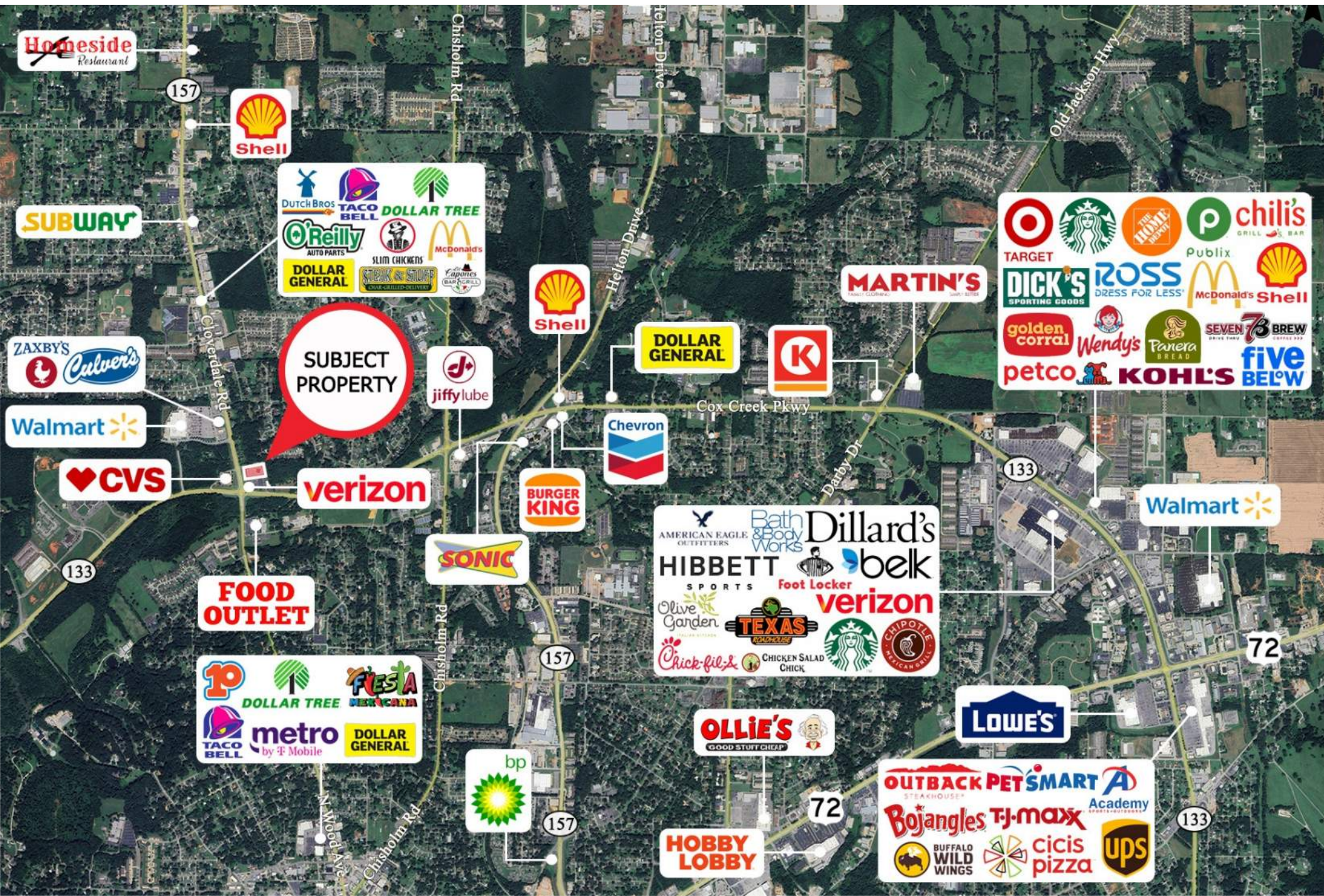
Cox Creek Parkway

22,950 VPD

Cloverdale Village

970 Cox Creek Parkway | Florence, AL 35633

FOR LEASE



Cloverdale Village

970 Cox Creek Parkway | Florence, AL 35633

FOR LEASE



Cloverdale Village

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FOR LEASE



Workout Anytime	8640 SF
America's Thrift	44677 SF
Express MED	2400 SF
VACANT	1290 SF
Southern Specialty Finance	1200 SF
Solar Nails	1200 SF

Executive Summary

970 Cox Creek Pkwy, Florence, Alabama, 35633

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	6,139	34,123	48,511
2020 Population	6,056	35,045	49,502
2025 Population	6,046	36,642	51,261
2030 Population	6,018	36,592	51,521
2010-2020 Annual Rate	-0.14%	0.27%	0.20%
2020-2025 Annual Rate	-0.03%	0.85%	0.67%
2025-2030 Annual Rate	-0.09%	-0.03%	0.10%

Age

2025 Median Age	40.7	36.6	37.9
U.S. median age is 39.1			

Race and Ethnicity

White Alone	72.9%	71.7%	72.2%
Black Alone	18.0%	17.4%	16.9%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	0.6%	1.6%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	2.5%	2.8%
Two or More Races	6.5%	6.3%	6.1%
Hispanic Origin	3.6%	4.9%	5.2%
Diversity Index	47.1	50.2	50.0

Households

2010 Total Households	2,850	15,173	21,251
2020 Total Households	2,909	15,521	21,652
2025 Total Households	2,963	15,795	22,159
2030 Total Households	2,990	15,944	22,536
2010-2020 Annual Rate	0.21%	0.23%	0.19%
2020-2025 Annual Rate	0.35%	0.33%	0.44%
2025-2030 Annual Rate	0.18%	0.19%	0.34%
2025 Average Household Size	2.02	2.08	2.12
Wealth Index	50	49	55

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 970 Cox Creek Pkwy, Florence, Alabama, 35633 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.9%	24.0%	23.4%

Median Household Income

2025 Median Household Income	\$60,309	\$54,084	\$55,432
2030 Median Household Income	\$65,561	\$60,533	\$61,259
2025-2030 Annual Rate	1.68%	2.28%	2.02%

Average Household Income

2025 Average Household Income	\$71,719	\$70,179	\$73,047
2030 Average Household Income	\$77,537	\$75,643	\$79,739

Per Capita Income

2025 Per Capita Income	\$33,764	\$30,787	\$31,741
2030 Per Capita Income	\$36,994	\$33,530	\$35,040
2025-2030 Annual Rate	1.84%	1.72%	2.00%

Income Equality

2025 Gini Index	40.1	45.8	47.1
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Socioeconomic Status

2025 Socioeconomic Status Index	51.4	48.4	48.1
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Housing Unit Summary

Housing Affordability Index	121	99	101
2010 Total Housing Units	3,049	16,947	23,680
2010 Owner Occupied Hus (%)	63.8%	53.6%	57.8%
2010 Renter Occupied Hus (%)	36.2%	46.4%	42.2%
2010 Vacant Housing Units (%)	6.5%	10.5%	10.3%
2020 Housing Units	3,152	17,377	24,244
2020 Owner Occupied HUs (%)	57.4%	48.4%	53.0%
2020 Renter Occupied HUs (%)	42.6%	51.6%	47.0%
Vacant Housing Units	8.0%	10.7%	10.8%
2025 Housing Units	3,171	17,577	24,674
Owner Occupied Housing Units	56.5%	48.0%	52.9%
Renter Occupied Housing Units	43.5%	52.0%	47.1%
Vacant Housing Units	6.6%	10.1%	10.2%
2030 Total Housing Units	3,190	17,680	24,993
2030 Owner Occupied Housing Units	1,695	7,747	12,021
2030 Renter Occupied Housing Units	1,295	8,197	10,514
2030 Vacant Housing Units	200	1,736	2,457

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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