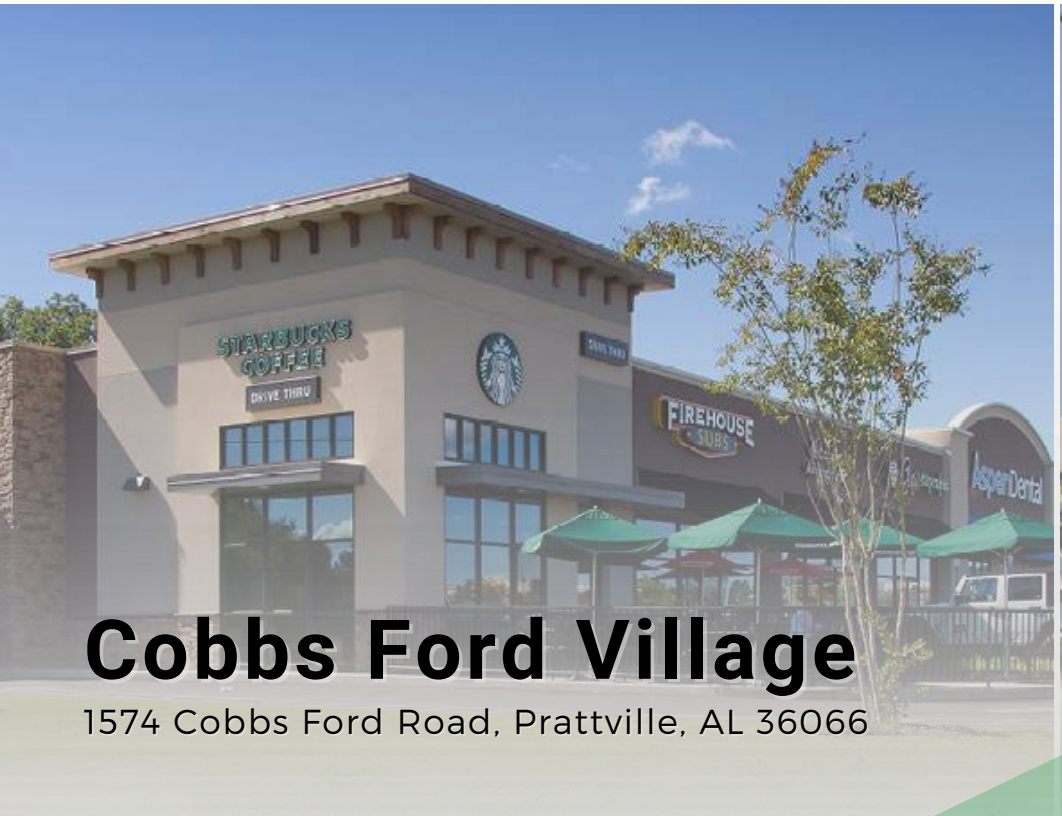






Cobbs Ford Village

1574 Cobbs Ford Road, Prattville, AL 36066

The Retail Companies

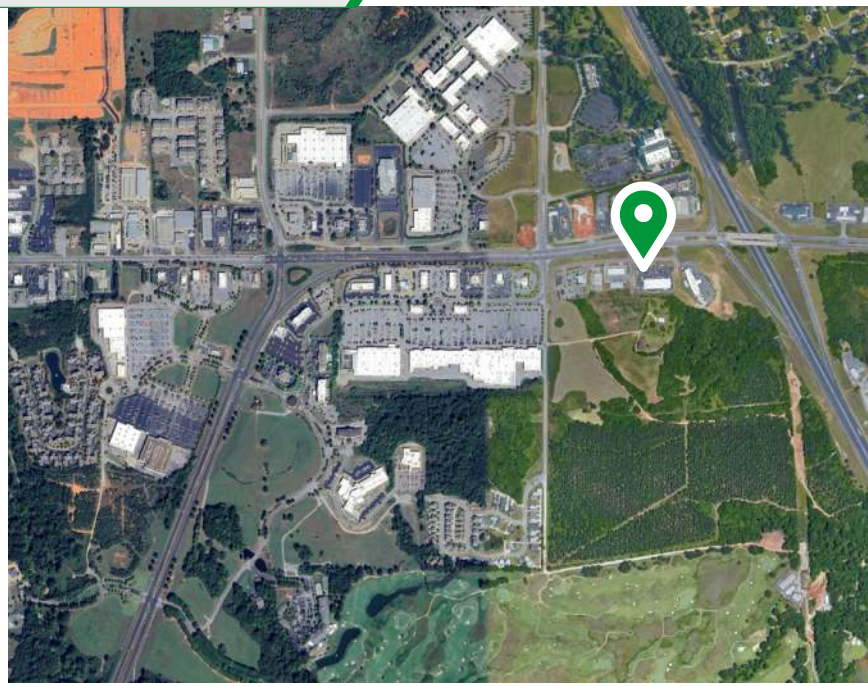
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Cobbs Ford Village

2574 Cobbs Ford Rd, Prattville, AL 36066

FOR LEASE





AVAILABILITY

1,600 SF

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PROPERTY OVERVIEW

- Well-located strip center at I-65 and Cobbs Ford Road.
- First retail center off the exit at the Cobbs Ford Road exit.
- Excellent co-tenancy with Chipotle, Starbucks, Aspen Dental, Firehouse Subs, and more.

TRAFFIC COUNTS

I-65	54,350 VPD
COBBS FORD ROAD	33,910 VPD

SURROUNDING TENANTS

target
HOBBY LOBBY
Walmart
KOHL'S
Academy SPORTS+OUTDOORS
five BELOW
Panera BREAD
Bass Pro Shops
THE HOME DEPOT

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Cobbs Ford Village

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FOR LEASE



Executive Summary

1 mile

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	877	21,138	45,440
2020 Population	969	24,107	50,758
2024 Population	1,011	25,834	52,385
2029 Population	1,032	26,777	53,648
2010-2020 Annual Rate	1.00%	1.32%	1.11%
2020-2024 Annual Rate	1.00%	1.64%	0.75%
2024-2029 Annual Rate	0.41%	0.72%	0.48%
Age			
2024 Median Age	36.8	37.2	38.0
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	56.6%	63.9%	65.1%
Black Alone	33.8%	23.8%	24.1%
American Indian Alone	0.7%	0.5%	0.4%
Asian Alone	1.6%	3.0%	2.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.3%	2.5%	2.3%
Two or More Races	5.0%	6.3%	6.0%
Hispanic Origin	4.7%	5.2%	4.7%
Diversity Index	60.1	57.6	55.7
Households			
2010 Total Households	405	8,052	17,051
2020 Total Households	471	9,638	19,702
2024 Total Households	484	10,350	20,647
2029 Total Households	501	10,896	21,467
2010-2020 Annual Rate	1.52%	1.81%	1.46%
2020-2024 Annual Rate	0.64%	1.69%	1.11%
2024-2029 Annual Rate	0.69%	1.03%	0.78%
2024 Average Household Size	2.09	2.48	2.50
Wealth Index	57	79	76

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.
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Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	20.6%	18.1%	18.0%
Median Household Income			
2024 Median Household Income	$68,744	$76,078	$70,915
2029 Median Household Income	$73,946	$81,904	$78,737
2024-2029 Annual Rate	1.47%	1.49%	2.11%
Average Household Income			
2024 Average Household Income	$87,687	$98,680	$93,112
2029 Average Household Income	$95,604	$110,679	$105,201
Per Capita Income			
2024 Per Capita Income	$38,424	$39,659	$36,959
2029 Per Capita Income	$42,673	$45,148	$42,367
2024-2029 Annual Rate	2.12%	2.63%	2.77%
Income Equality			
2024 Gini Index	37.0	37.4	38.8
Socioeconomic Status			
2024 Socioeconomic Status Index	55.0	54.5	52.9
Housing Unit Summary			
Housing Affordability Index	131	149	149
2020 Housing Units	522	10,211	20,915
Vacant Housing Units	6.7%	5.3%	5.7%
2024 Housing Units	537	10,971	21,948
Owner Occupied Housing Units	44.8%	60.0%	65.9%
Renter Occupied Housing Units	55.2%	40.0%	34.1%
Vacant Housing Units	9.9%	5.7%	5.9%
2029 Total Housing Units	553	11,540	22,786
2029 Owner Occupied Housing Units	232	6,708	14,413
2029 Renter Occupied Housing Units	270	4,188	7,054
2029 Vacant Housing Units	52	644	1,319

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.
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