

CREEKSIDE SOUTH - OXFORD

88 Ali Way, Oxford, AL 36203

The Retail Companies

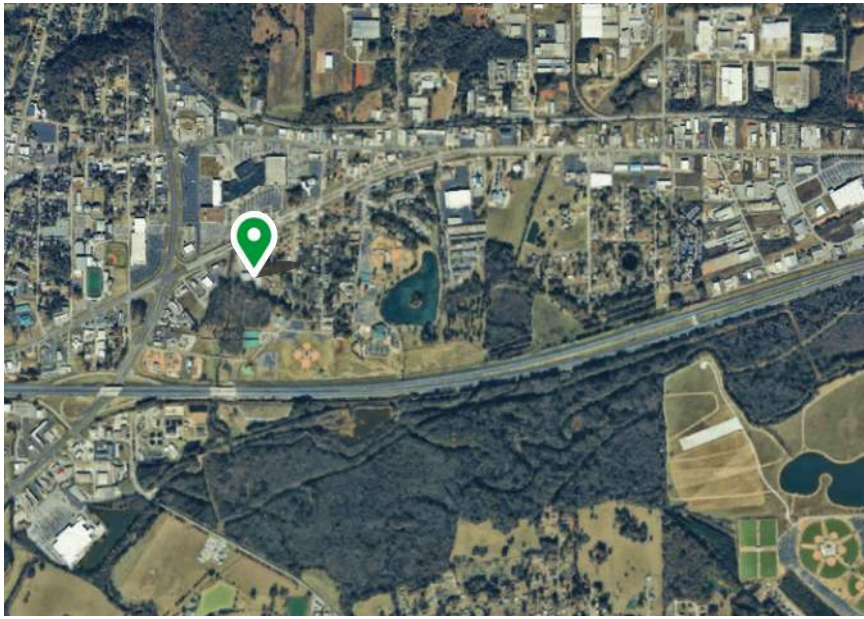
The Retail Companies

Creekside South | Oxford

88 Ali Way, Oxford, AL 36203

FOR LEASE





AVAILABILITY

BUILDING SIZE:
1,800 SF

PRICING:
CALL FOR PRICING

CONTACT

Bill Clements, CCIM
Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM
Brooks@TheRetailCompanies.com
205.823.3080

PROPERTY OVERVIEW

- Excellent visibility from Highway 78, one of the city's most active retail corridors

TRAFFIC COUNTS

I-20	41,298 VPD
Hwy 78	18,900 VPD

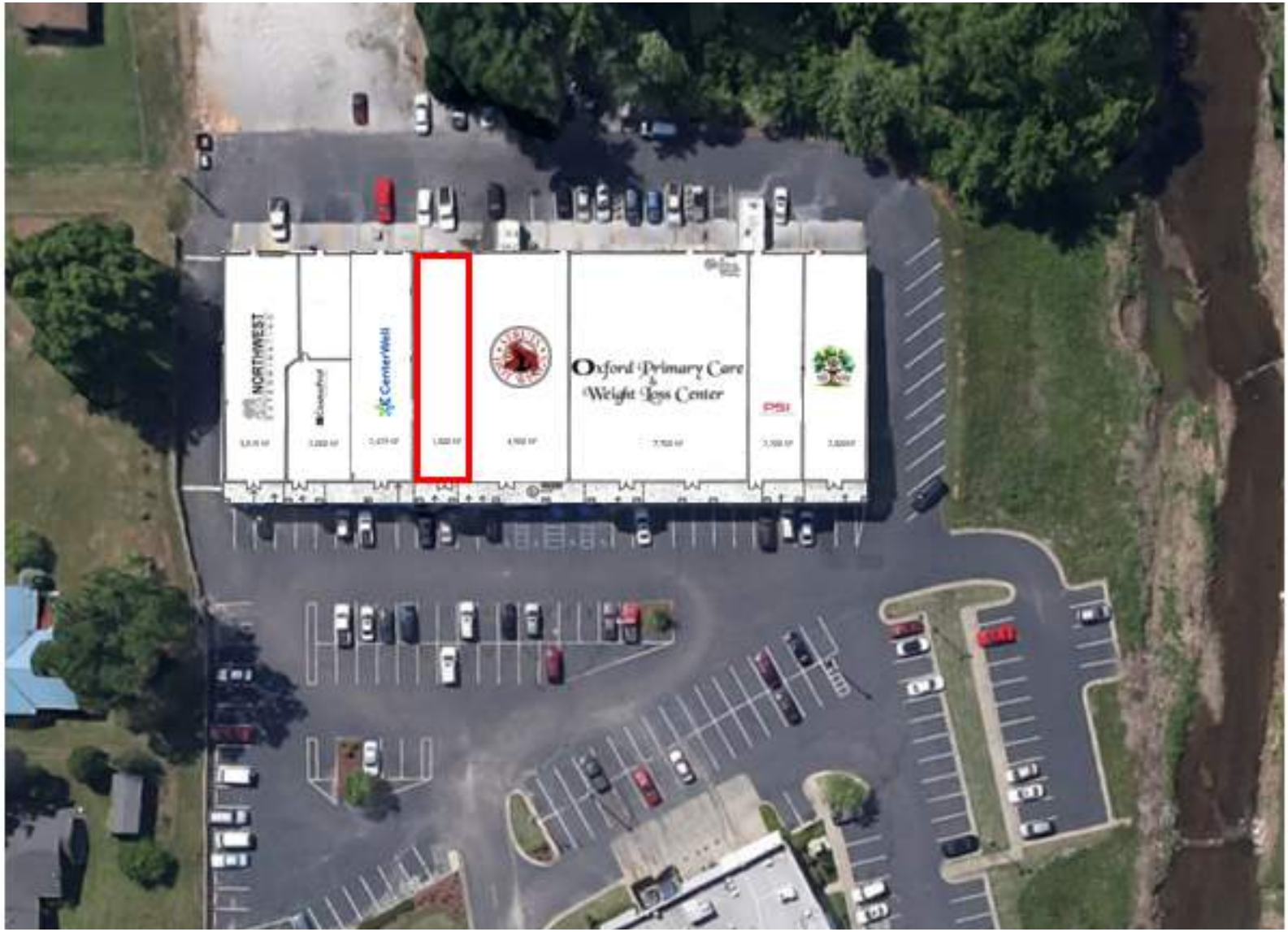
SURROUNDING TENANTS

Dillard's, Dunkin' Donuts, Walmart, JCPenney, ACE Hardware, CVS, Sonic, Chick-fil-A, Jack's, Chevron, Lowe's

Creekside South | Oxford

88 Ali Way, Oxford, AL 36203

FOR LEASE

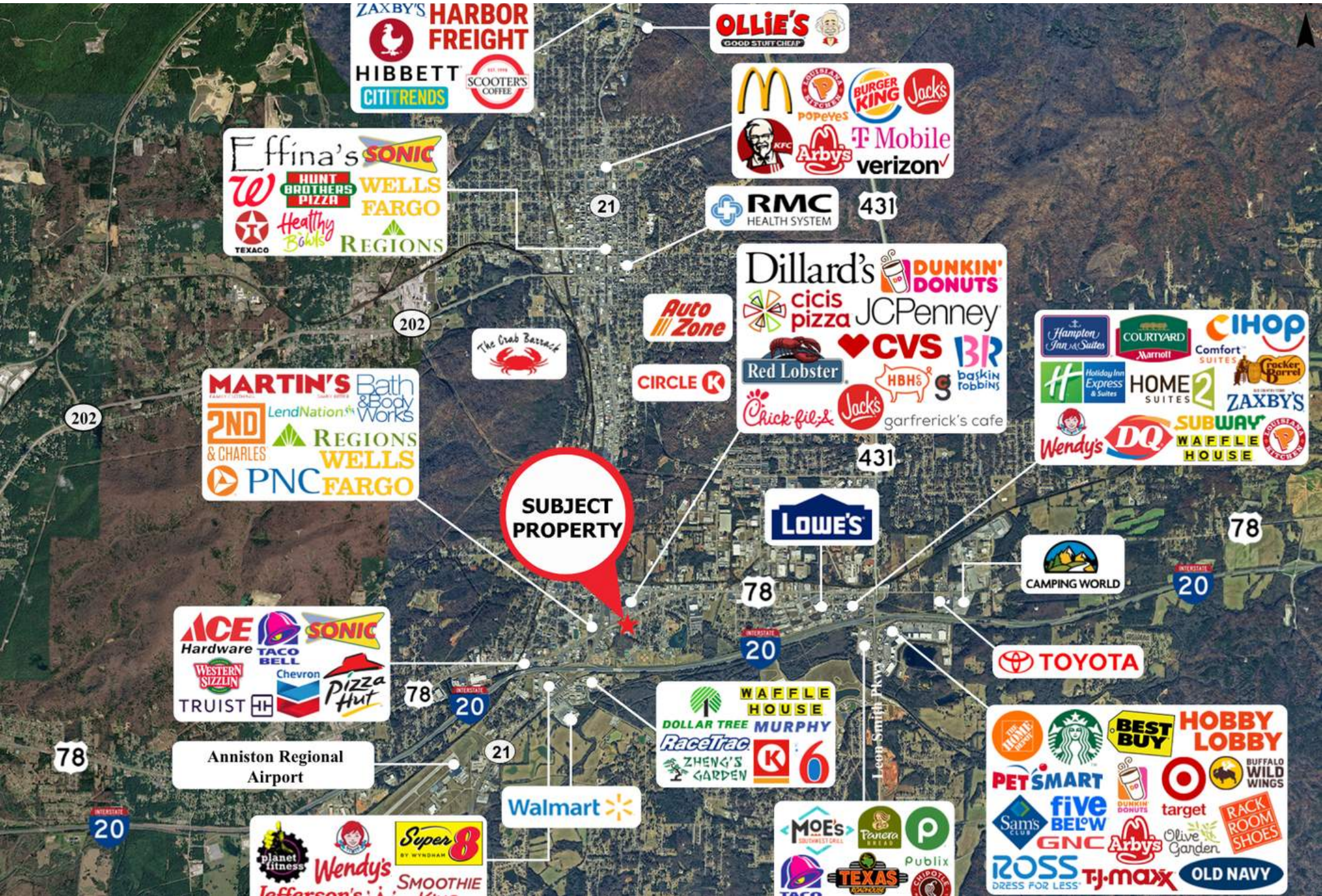


The Retail Companies

Creekside South | Oxford

88 Ali Way, Oxford, AL 36203

FOR LEASE



Executive Summary

30 Ali Way, Oxford, Alabama, 36203
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.61109
Longitude: -85.82375

	1 mile	3 miles	5 miles
Population			
2010 Population	3,173	20,738	44,570
2020 Population	3,230	20,550	42,905
2022 Population	3,195	20,293	42,580
2027 Population	3,163	20,046	42,180
2010-2020 Annual Rate	0.18%	-0.09%	-0.38%
2020-2022 Annual Rate	-0.48%	-0.56%	-0.34%
2022-2027 Annual Rate	-0.20%	-0.24%	-0.19%
2022 Male Population	47.1%	49.3%	48.9%
2022 Female Population	52.9%	50.7%	51.1%
2022 Median Age	38.5	41.0	42.0

In the identified area, the current year population is 42,580. In 2020, the Census count in the area was 42,905. The rate of change since 2020 was -0.34% annually. The five-year projection for the population in the area is 42,180 representing a change of -0.19% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	52.8%	59.0%	58.4%
2022 Black Alone	32.5%	28.9%	30.9%
2022 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2022 Asian Alone	1.9%	1.8%	1.5%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	4.7%	3.6%	3.1%
2022 Two or More Races	7.4%	6.1%	5.6%
2022 Hispanic Origin (Any Race)	9.1%	6.8%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 19.0% 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 60.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	31	72	63
2010 Households	1,243	8,454	18,091
2020 Households	1,312	8,440	17,644
2022 Households	1,297	8,360	17,529
2027 Households	1,284	8,288	17,422
2010-2020 Annual Rate	0.54%	-0.02%	-0.25%
2020-2022 Annual Rate	-0.51%	-0.42%	-0.29%
2022-2027 Annual Rate	-0.20%	-0.17%	-0.12%
2022 Average Household Size	2.23	2.28	2.33

The household count in this area has changed from 17,644 in 2020 to 17,529 in the current year, a change of -0.29% annually. The five-year projection of households is 17,422, a change of -0.12% annually from the current year total. Average household size is currently 2.33, compared to 2.34 in the year 2020. The number of families in the current year is 11,194 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

June 13, 2023

©2023 Esri

Executive Summary

30 Ali Way, Oxford, Alabama, 36203
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.61109
Longitude: -85.82375

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.6%	15.6%	14.7%
Median Household Income			
2022 Median Household Income	$34,827	$56,272	$52,529
2027 Median Household Income	$47,288	$64,605	$59,534
2022-2027 Annual Rate	6.31%	2.80%	2.54%
Average Household Income			
2022 Average Household Income	$53,185	$78,313	$72,478
2027 Average Household Income	$60,150	$89,474	$82,908
2022-2027 Annual Rate	2.49%	2.70%	2.73%
Per Capita Income			
2022 Per Capita Income	$22,647	$32,012	$29,974
2027 Per Capita Income	$25,592	$36,645	$34,387
2022-2027 Annual Rate	2.48%	2.74%	2.79%

Households by Income

Current median household income is $52,529 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $59,534 in five years, compared to $84,445 for all U.S. households

Current average household income is $72,478 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $82,908 in five years, compared to $122,155 for all U.S. households

Current per capita income is $29,974 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $34,387 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	146	166	175
2010 Total Housing Units	1,440	9,455	20,570
2010 Owner Occupied Housing Units	447	5,225	11,778
2010 Renter Occupied Housing Units	795	3,229	6,313
2010 Vacant Housing Units	197	1,001	2,479
2020 Total Housing Units	1,519	9,562	20,396
2020 Vacant Housing Units	207	1,122	2,752
2022 Total Housing Units	1,513	9,543	20,400
2022 Owner Occupied Housing Units	502	5,218	11,581
2022 Renter Occupied Housing Units	795	3,142	5,949
2022 Vacant Housing Units	216	1,183	2,871
2027 Total Housing Units	1,512	9,467	20,296
2027 Owner Occupied Housing Units	499	5,240	11,678
2027 Renter Occupied Housing Units	784	3,048	5,744
2027 Vacant Housing Units	228	1,179	2,874

Currently, 56.8% of the 20,400 housing units in the area are owner occupied; 29.2%, renter occupied; and 14.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 20,396 housing units in the area and 13.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.01%. Median home value in the area is $146,833, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 5.99% annually to $196,380.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

June 13, 2023

©2023 Esri

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.

The Retail Companies

Bill Clements, CCIM
Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM
Brooks@TheRetailCompanies.com
205.823.3080

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.