

2,260 SF FOR LEASE

"CENTRAL STATION" HOMWOOD

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



205.823.3030

www.TheRetailCompanies.com

PROPERTY PHOTO



SUBJECT PROPERTY

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com

205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com

205.823.3080

2,260 SF FOR LEASE

"CENTRAL STATION" HOMewood

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com

PROPERTY PHOTO



QUICK FACTS

- Amazing location in Homewood
- Walkable to downtown Homewood, Homewood Park
- Space includes 5 offices, storage room, reception area, and conference room

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

2,260 SF FOR LEASE

"CENTRAL STATION" HOMWOOD

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com

AERIAL PHOTO



SUBJECT PROPERTY



Central Avenue

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com

205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com

205.823.3080

2,260 SF FOR LEASE

"CENTRAL STATION" HOMWOOD

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE

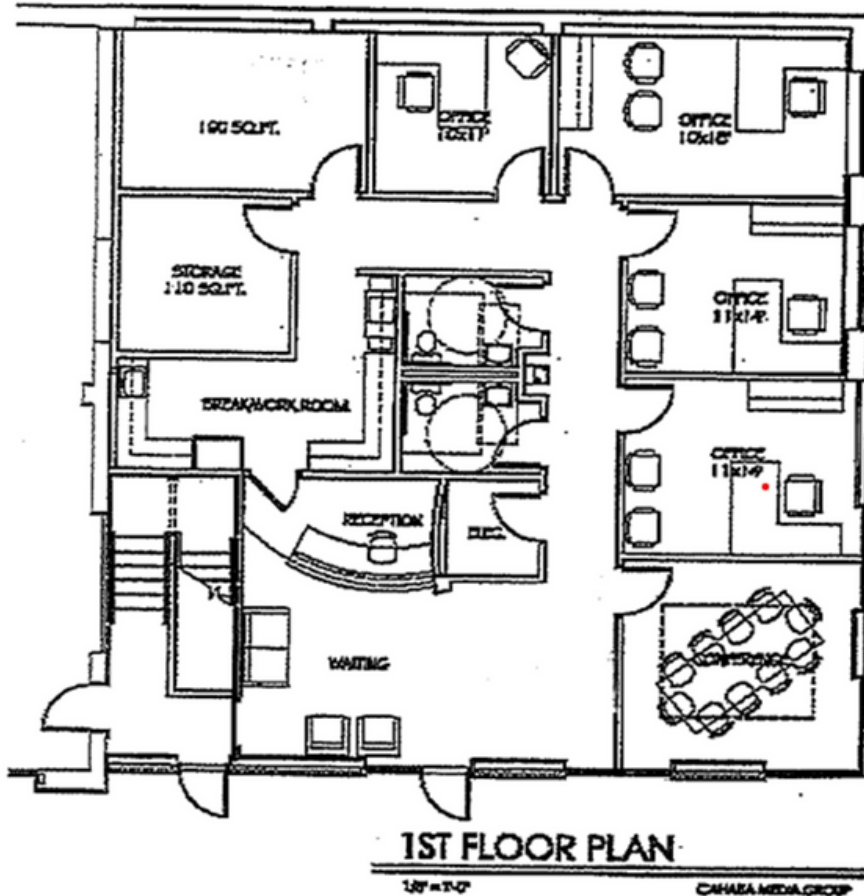


The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com

SITE PLAN



Marquee Signage
Visible from Central Avenue



TRAFFIC DATA

- 11,276 VPD - Oxmoor Rd

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

2,260 SF FOR LEASE

"CENTRAL STATION" HOMEWOOD

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	12,630	75,795	181,078
2020 Population	12,828	78,262	183,654
2022 Population	12,756	79,572	184,662
2027 Population	12,702	80,188	184,520
2010-2020 Annual Rate	0.16%	0.32%	0.14%
2020-2022 Annual Rate	-0.25%	0.74%	0.24%
2022-2027 Annual Rate	-0.08%	0.15%	-0.02%
2022 Male Population	48.8%	49.1%	48.3%
2022 Female Population	51.2%	50.9%	51.7%
2022 Median Age	30.3	34.1	37.4

In the identified area, the current year population is 184,662. In 2020, the Census count in the area was 183,654. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 184,520 representing a change of -0.02% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	67.8%	64.6%	56.6%
2022 Black Alone	21.7%	23.9%	33.5%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	2.3%	4.0%	3.2%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	1.4%	2.1%	2.1%
2022 Two or More Races	6.5%	5.0%	4.4%
2022 Hispanic Origin (Any Race)	5.4%	5.2%	4.5%

Persons of Hispanic origin represent 4.5% 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 60.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	140	109	110
2010 Households	5,133	33,961	78,090
2020 Households	5,011	35,239	79,920
2022 Households	5,024	35,729	80,555
2027 Households	4,999	36,302	80,851
2010-2020 Annual Rate	-0.24%	0.37%	0.23%
2020-2022 Annual Rate	0.12%	0.62%	0.35%
2022-2027 Annual Rate	-0.10%	0.32%	0.07%
2022 Average Household Size	2.24	2.03	2.16

The household count in this area has changed from 79,920 in 2020 to 80,555 in the current year, a change of 0.35% annually. The five-year projection of households is 80,851, a change of 0.07% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2020. The number of families in the current year is 41,196 in the specified area.

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

2,260 SF FOR LEASE

"CENTRAL STATION" HOMEWOOD

2907 CENTRAL AVE, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	24.4%	35.1%	30.1%
Median Household Income			
2022 Median Household Income	\$99,549	\$63,549	\$61,420
2027 Median Household Income	\$113,945	\$77,926	\$74,637
2022-2027 Annual Rate	2.74%	4.16%	3.97%
Average Household Income			
2022 Average Household Income	\$140,880	\$113,779	\$109,322
2027 Average Household Income	\$162,550	\$131,254	\$126,355
2022-2027 Annual Rate	2.90%	2.90%	2.94%
Per Capita Income			
2022 Per Capita Income	\$54,142	\$51,273	\$48,073
2027 Per Capita Income	\$62,531	\$59,526	\$55,762
2022-2027 Annual Rate	2.92%	3.03%	3.01%

Current median household income is \$61,420 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$74,637 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$109,322 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$126,355 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$48,073 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$55,762 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	102	71	83
2010 Total Housing Units	6,050	40,432	91,713
2010 Owner Occupied Housing Units	2,583	15,536	40,762
2010 Renter Occupied Housing Units	2,549	18,426	37,327
2010 Vacant Housing Units	917	6,471	13,623
2020 Total Housing Units	5,526	40,666	91,429
2020 Vacant Housing Units	515	5,427	11,509
2022 Total Housing Units	5,535	41,600	92,614
2022 Owner Occupied Housing Units	2,866	16,336	41,351
2022 Renter Occupied Housing Units	2,158	19,393	39,204
2022 Vacant Housing Units	511	5,871	12,059
2027 Total Housing Units	5,511	42,186	93,059
2027 Owner Occupied Housing Units	2,865	16,465	41,668
2027 Renter Occupied Housing Units	2,135	19,837	39,183
2027 Vacant Housing Units	512	5,884	12,208

Currently, 44.6% of the 92,614 housing units in the area are owner occupied; 42.3%, renter occupied; and 13.0% 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 91,429 housing units in the area and 12.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$351,184, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.94% annually to \$468,728.

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.

CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080