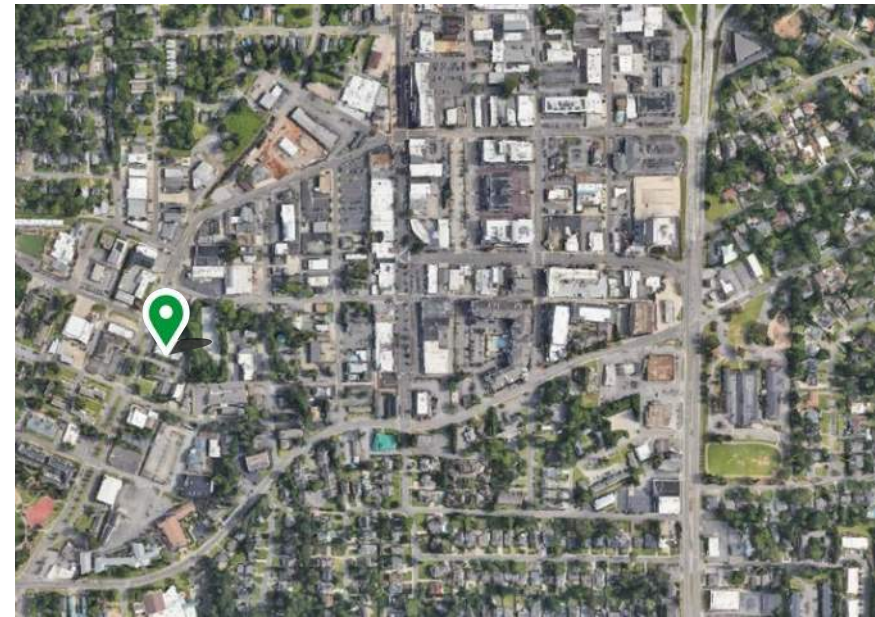




CENTRAL STATION HOMEWOOD

2907 Central Ave, Homewood, AL 35209





AVAILABILITY

2,260 SF

PROPERTY OVERVIEW

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

SURROUNDING TENANTS



CONTACT

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Brooks Corr, CCIM

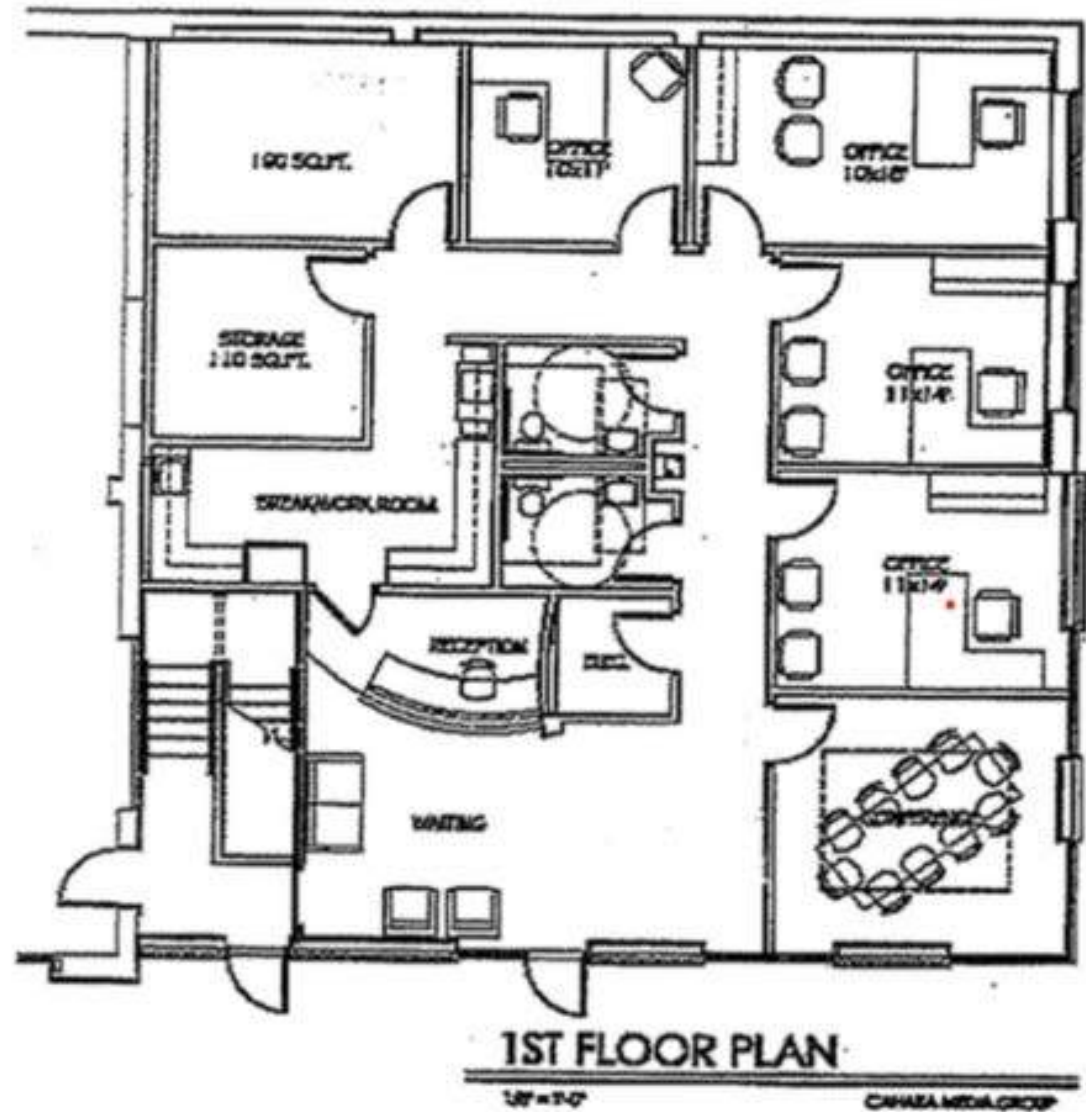
Brooks@TheRetailCompanies.com
205.823.3080

TRAFFIC COUNTS

Oxmoor Road

11,330 VPD

Marquee Signage
Visible from Central Avenue



Executive Summary

2907 Central Ave, Birmingham, Alabama, 35209 2
2907 Central Ave, Birmingham, Alabama, 35209
Rings: 1, 3, 5 mile radii



| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 12,832 | 76,240 | 181,387 |
| 2020 Population | 12,812 | 78,728 | 183,927 |
| 2025 Population | 12,891 | 81,641 | 186,634 |
| 2030 Population | 12,851 | 84,307 | 189,703 |
| 2010-2020 Annual Rate | -0.02% | 0.32% | 0.14% |
| 2020-2025 Annual Rate | 0.12% | 0.69% | 0.28% |
| 2025-2030 Annual Rate | -0.06% | 0.64% | 0.33% |

| Age | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| 2025 Median Age | 29.1 | 33.1 | 36.0 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| White Alone | 65.9% | 64.1% | 56.4% |
| Black Alone | 23.4% | 23.9% | 33.2% |
| American Indian Alone | 0.2% | 0.3% | 0.3% |
| Asian Alone | 2.3% | 4.2% | 3.3% |
| Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| Some Other Race Alone | 1.5% | 2.3% | 2.2% |
| Two or More Races | 6.6% | 5.2% | 4.5% |
| Hispanic Origin | 5.8% | 5.7% | 4.9% |
| Diversity Index | 56.0 | 57.8 | 60.8 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2010 Total Households | 5,243 | 34,178 | 78,143 |
| 2020 Total Households | 5,017 | 35,456 | 80,000 |
| 2025 Total Households | 5,015 | 36,515 | 81,263 |
| 2030 Total Households | 5,003 | 38,224 | 83,314 |
| 2010-2020 Annual Rate | -0.44% | 0.37% | 0.24% |
| 2020-2025 Annual Rate | -0.01% | 0.56% | 0.30% |
| 2025-2030 Annual Rate | -0.05% | 0.92% | 0.50% |
| 2025 Average Household Size | 2.21 | 2.00 | 2.14 |
| Wealth Index | 131 | 104 | 103 |

¹ 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 | 2907 Central Ave, Birmingham, Alabama, 35209 2 | Rings: 1, 3, 5 mile radii

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|--------|---------|---------|
| 2025 Percent of Income for Mortgage | 40.3% | 44.3% | 39.4% |

| Median Household Income | 1 mile | 3 miles | 5 miles |
|------------------------------|-----------|----------|----------|
| 2025 Median Household Income | \$95,361 | \$70,880 | \$68,115 |
| 2030 Median Household Income | \$112,737 | \$80,532 | \$77,382 |
| 2025-2030 Annual Rate | 3.40% | 2.59% | 2.58% |

| Average Household Income | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2025 Average Household Income | \$155,086 | \$127,489 | \$121,120 |
| 2030 Average Household Income | \$165,535 | \$135,374 | \$131,245 |

| Per Capita Income | 1 mile | 3 miles | 5 miles |
|------------------------|----------|----------|----------|
| 2025 Per Capita Income | \$58,125 | \$57,063 | \$53,028 |
| 2030 Per Capita Income | \$62,101 | \$61,250 | \$57,938 |
| 2025-2030 Annual Rate | 1.33% | 1.43% | 1.79% |

| Income Equality | 1 mile | 3 miles | 5 miles |
|-----------------|--------|---------|---------|
| 2025 Gini Index | 49.5 | 52.1 | 53.7 |

| Socioeconomic Status | 1 mile | 3 miles | 5 miles |
|---------------------------------|--------|---------|---------|
| 2025 Socioeconomic Status Index | 58.5 | 56.2 | 52.2 |

| Housing Unit Summary | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------|---------|---------|
| Housing Affordability Index | 60 | 55 | 60 |
| 2010 Total Housing Units | 6,208 | 40,649 | 91,759 |
| 2010 Owner Occupied Hus (%) | 49.4% | 46.0% | 52.2% |
| 2010 Renter Occupied Hus (%) | 50.6% | 54.0% | 47.8% |
| 2010 Vacant Housing Units (%) | 15.5% | 15.9% | 14.8% |
| 2020 Housing Units | 5,543 | 40,881 | 91,509 |
| 2020 Owner Occupied HUs (%) | 54.3% | 45.3% | 50.4% |
| 2020 Renter Occupied HUs (%) | 45.7% | 54.7% | 49.6% |
| Vacant Housing Units | 9.4% | 13.2% | 12.5% |
| 2025 Housing Units | 5,564 | 42,442 | 93,571 |
| Owner Occupied Housing Units | 53.8% | 43.7% | 49.3% |
| Renter Occupied Housing Units | 46.2% | 56.3% | 50.7% |
| Vacant Housing Units | 9.9% | 14.0% | 13.2% |
| 2030 Total Housing Units | 5,582 | 43,672 | 95,165 |
| 2030 Owner Occupied Housing Units | 2,678 | 15,970 | 40,221 |
| 2030 Renter Occupied Housing Units | 2,325 | 22,254 | 43,093 |
| 2030 Vacant Housing Units | 579 | 5,448 | 11,851 |

¹ 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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