

1,400 - 2,800 SF FOR LEASE

CHELSEA CORNERS SHOPPING CENTER

150 CHELSEA CORNERS CHELSEA, AL 35043

PROPERTY FOR LEASE



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

205.823.3030
www.TheRetailCompanies.com



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

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Real Estate Is Our Passion
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QUICK FACTS

- Located in one of Alabama's fastest growing areas with excellent visibility and access
- Strong Winn-Dixie anchor
- Visible from Hwy 280
- Traffic count of 37,570 cars per day on Highway 280 and 15,000 cars per day on Shelby County 47

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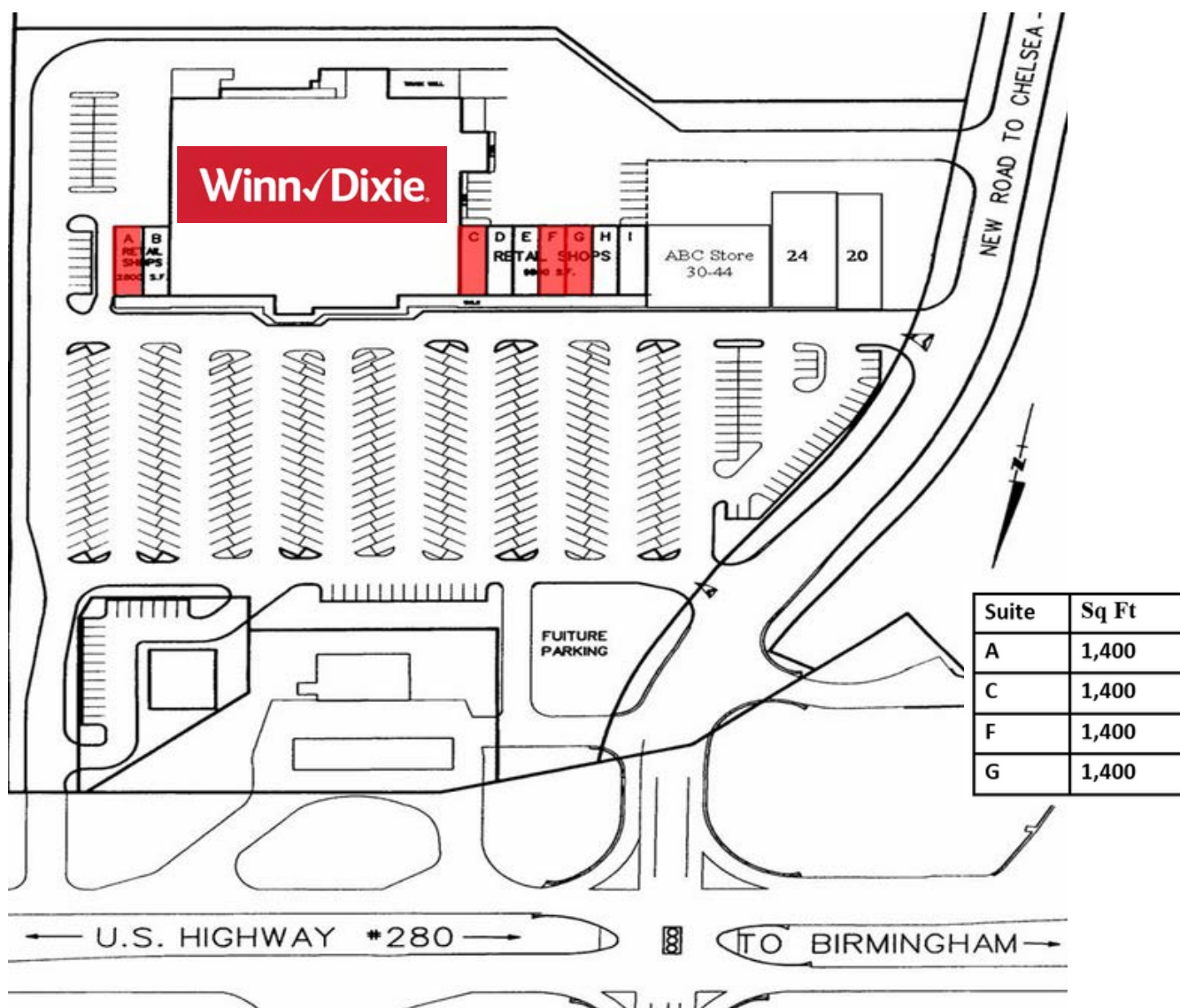
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SITE PLAN



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MARKET AERIAL



TRAFFIC COUNTS

37,570 VPD on Highway 280
15,000 VPD on Shelby County 47

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DEMOGRAPHICS

Population	2000	2010	2021
2000 Population	659	4,291	14,746
2010 Population	1,422	9,266	26,588
2021 Population	1,709	11,483	31,924
2026 Population	1,877	12,516	34,554
2000-2010 Annual Rate	7.99%	8.00%	6.07%
2010-2021 Annual Rate	1.65%	1.93%	1.64%
2021-2026 Annual Rate	1.89%	1.74%	1.60%
2021 Male Population	48.4%	48.6%	49.2%
2021 Female Population	51.6%	51.4%	50.8%
2021 Median Age	37.4	38.6	39.8

In the identified area, the current year population is 31,924. In 2010, the Census count in the area was 26,588. The rate of change since 2010 was 1.64% annually. The five-year projection for the population in the area is 34,554 representing a change of 1.60% annually from 2021 to 2026. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	86.2%	86.4%	85.7%
2021 Black Alone	7.5%	7.7%	8.1%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2021 Asian Alone	2.6%	2.8%	3.2%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	1.2%	1.0%	1.1%
2021 Two or More Races	1.8%	1.6%	1.6%
2021 Hispanic Origin (Any Race)	3.8%	3.6%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.9% 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 30.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	99	126	163
2000 Households	242	1,645	5,433
2010 Households	556	3,615	9,644
2021 Total Households	667	4,466	11,573
2026 Total Households	732	4,856	12,514
2000-2010 Annual Rate	8.67%	8.19%	5.91%
2010-2021 Annual Rate	1.63%	1.90%	1.63%
2021-2026 Annual Rate	1.88%	1.69%	1.58%
2021 Average Household Size	2.55	2.56	2.72

The household count in this area has changed from 9,644 in 2010 to 11,573 in the current year, a change of 1.63% annually. The five-year projection of households is 12,514, a change of 1.58% annually from the current year total. Average household size is currently 2.72, compared to 2.71 in the year 2010. The number of families in the current year is 8,955 in the specified area.

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DEMOGRAPHICS

Mortgage Income			
2021 Percent of Income for Mortgage	11.4%	11.8%	12.4%
Median Household Income			
2021 Median Household Income	\$83,431	\$88,756	\$99,868
2026 Median Household Income	\$86,394	\$95,775	\$105,902
2021-2026 Annual Rate	0.70%	1.53%	1.18%
Average Household Income			
2021 Average Household Income	\$97,417	\$108,437	\$125,158
2026 Average Household Income	\$106,381	\$119,311	\$138,220
2021-2026 Annual Rate	1.78%	1.93%	2.01%
Per Capita Income			
2021 Per Capita Income	\$36,670	\$41,350	\$45,774
2026 Per Capita Income	\$40,050	\$45,385	\$50,490
2021-2026 Annual Rate	1.78%	1.88%	1.98%

Current median household income is \$99,868 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$105,902 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$125,158 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$138,220 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$45,774 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$50,490 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	223	215	204
2000 Total Housing Units	264	1,778	5,858
2000 Owner Occupied Housing Units	210	1,415	4,654
2000 Renter Occupied Housing Units	32	231	779
2000 Vacant Housing Units	22	132	425
2010 Total Housing Units	605	3,841	10,255
2010 Owner Occupied Housing Units	499	3,154	8,442
2010 Renter Occupied Housing Units	57	461	1,202
2010 Vacant Housing Units	49	226	611
2021 Total Housing Units	723	4,775	12,350
2021 Owner Occupied Housing Units	612	4,016	10,424
2021 Renter Occupied Housing Units	55	450	1,149
2021 Vacant Housing Units	56	309	777
2026 Total Housing Units	794	5,198	13,365
2026 Owner Occupied Housing Units	674	4,393	11,345
2026 Renter Occupied Housing Units	58	463	1,170
2026 Vacant Housing Units	62	342	851

Currently, 84.4% of the 12,350 housing units in the area are owner occupied; 9.3%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 10,255 housing units in the area - 82.3% owner occupied, 11.7% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 8.61%. Median home value in the area is \$295,503, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.51% annually to \$351,053.

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