

FULLY LEASED

COBBS FORD VILLAGE

2574 COBBS FORD RD, PRATTVILLE, AL 36066

PROPERTY FULLY LEASED



The
**Retail
Companies**
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205.823.3030

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PROPERTY PHOTOS



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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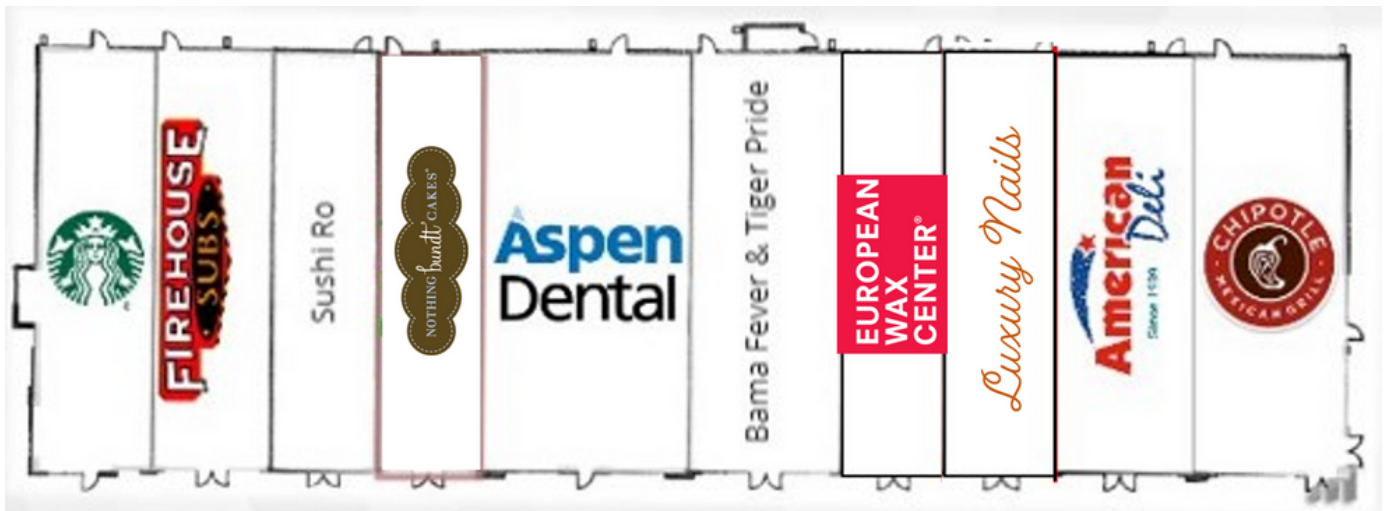


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SITE PLAN



QUICK FACTS

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

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AERIAL



TRAFFIC COUNTS

- 54,350 VPD (I-65)
- 33,910 VPD (Cobbs Ford Road)

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	476	14,390	40,094
2010 Population	763	21,060	45,256
2020 Population	796	23,058	49,857
2025 Population	823	24,018	51,910
2000-2010 Annual Rate	4.83%	3.88%	1.22%
2010-2020 Annual Rate	0.41%	0.89%	0.95%
2020-2025 Annual Rate	0.67%	0.82%	0.81%
2020 Male Population	46.9%	47.7%	48.7%
2020 Female Population	53.1%	52.3%	51.3%
2020 Median Age	36.6	37.6	37.7

In the identified area, the current year population is 49,857. In 2010, the Census count in the area was 45,256. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 51,910 representing a change of 0.81% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	59.8%	73.1%	72.9%
2020 Black Alone	29.8%	19.0%	20.8%
2020 American Indian/Alaska Native Alone	0.9%	0.5%	0.4%
2020 Asian Alone	2.8%	2.5%	1.6%
2020 Pacific Islander Alone	0.4%	0.2%	0.1%
2020 Other Race	3.8%	2.2%	1.8%
2020 Two or More Races	2.6%	2.5%	2.4%
2020 Hispanic Origin (Any Race)	6.4%	5.2%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 18.8% 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 47.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	47	57	59
2000 Households	182	5,185	12,654
2010 Households	360	8,011	16,832
2020 Total Households	371	8,764	18,619
2025 Total Households	382	9,126	19,403
2000-2010 Annual Rate	7.06%	4.45%	2.89%
2010-2020 Annual Rate	0.29%	0.88%	0.99%
2020-2025 Annual Rate	0.59%	0.81%	0.83%
2020 Average Household Size	2.15	2.61	2.62

The household count in this area has changed from 16,832 in 2010 to 18,619 in the current year, a change of 0.99% annually. The five-year projection of households is 19,403, a change of 0.83% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 13,291 in the specified area.

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Mortgage Income			
2020 Percent of Income for Mortgage	8.7%	12.3%	11.9%
Median Household Income			
2020 Median Household Income	\$53,927	\$57,857	\$56,254
2025 Median Household Income	\$56,160	\$60,794	\$58,662
2020-2025 Annual Rate	0.81%	1.00%	0.84%
Average Household Income			
2020 Average Household Income	\$65,622	\$71,390	\$69,793
2025 Average Household Income	\$70,401	\$77,613	\$75,864
2020-2025 Annual Rate	1.42%	1.69%	1.68%
Per Capita Income			
2020 Per Capita Income	\$28,152	\$27,426	\$26,020
2025 Per Capita Income	\$30,091	\$29,811	\$28,293
2020-2025 Annual Rate	1.34%	1.68%	1.69%

Households by Income

Current median household income is \$56,254 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$58,662 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,793 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,864 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,020 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,293 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	295	211	217
2000 Total Housing Units	190	5,513	13,577
2000 Owner Occupied Housing Units	126	3,973	9,666
2000 Renter Occupied Housing Units	56	1,212	2,988
2000 Vacant Housing Units	8	328	923
2010 Total Housing Units	378	8,708	18,219
2010 Owner Occupied Housing Units	137	5,019	11,574
2010 Renter Occupied Housing Units	223	2,992	5,258
2010 Vacant Housing Units	18	697	1,387
2020 Total Housing Units	398	9,520	20,286
2020 Owner Occupied Housing Units	125	4,978	11,881
2020 Renter Occupied Housing Units	246	3,785	6,737
2020 Vacant Housing Units	27	756	1,667
2025 Total Housing Units	413	10,009	21,336
2025 Owner Occupied Housing Units	128	5,181	12,349
2025 Renter Occupied Housing Units	255	3,945	7,054
2025 Vacant Housing Units	31	883	1,933

Currently, 58.6% of the 20,286 housing units in the area are owner occupied; 33.2%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 18,219 housing units in the area - 63.5% owner occupied, 28.9% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 4.89%. Median home value in the area is \$160,264, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.28% annually to \$170,784.

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