2,400 - 6,400 SF FOR LEASE

# **CROSSINGS OF DECATUR**

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601



205.823.3030 TheRetailCompanies.com







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## **Bill Clements, CCIM**

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### **Real Estate Is Our Passion**

1841 Montclaire Lane, Suite 102 Birmingham, AL 35216

### **Brooks Corr, CCIM**

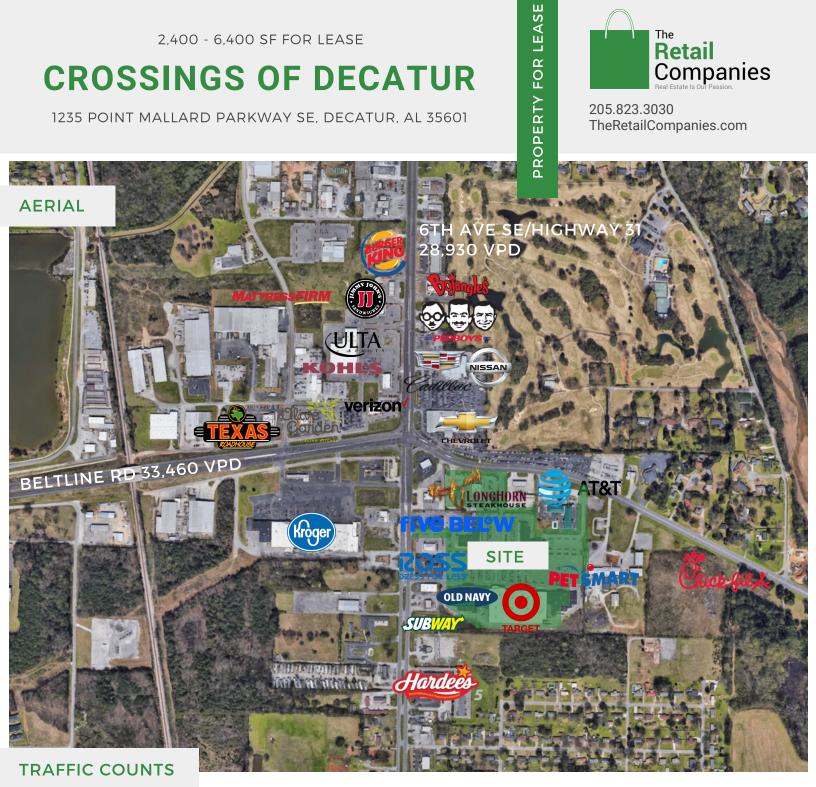
Brooks@TheRetailCompanies.com 205.823.3080 2,400 - 6,400 SF FOR LEASE

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- Beltline Road (33,460 VPD)
- US-31 (28,930 VPD)

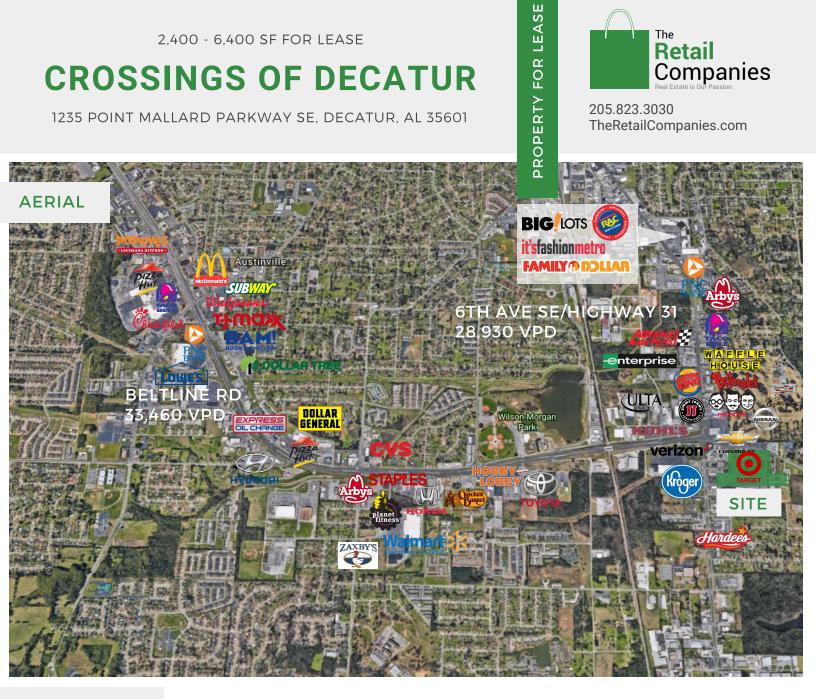
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### **QUICK FACTS**

- "Best in class" regional power center anchored by Target, Ross Dress for Less, PetSmart, Old Navy, and Kirkland's
- Located at the highly trafficked intersection of Beltline Road (33,460 VPD) and US-31 (28,930
- 265,486 SF center with National Retailers

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PROPERTY FOR LEASE

#### SITE PLAN AND AVAILABLE SPACES



	TENANT	SF
1	Results Physiotherapy	4,000
2	AVAILABLE	5,000
3	PetSmart	20,078
4	AVAILABLE	3,200
5	Old Navy	15,000
6	Ross Dress for Less	29,919
7	Five Below	9,000
9	Ninja Steakhouse	5,600
10	AVAILABLE	2,400
11	Lifeway	5,400
12	Republic Finance	1,600
13	Complete Dental	1,600
14	Wings To Go	1,600
15	Five Guys Burgers	3,200
16	Moe's Southwest	2,400
17	Kirkland's	7,600
18	AVAILABLE	6,400
19	Headstart	1,200
20	Nails First	1,200
21	Pharaoh Vape & Cell	1,200
22	Zen Beri	1,200
23	Panera Bread	4,200
24	AT&T	3,500
25	Longhorn Steakhouse	5,623
26	Regions Bank	4,952

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The Retail Companies

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PROPERTY FOR LEASE

### **DEMOGRAPHICS**

APRICS	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,874	35,084	57,268
2010 Total Population	2,177	36,366	60,079
2018 Total Population	2,130	36,082	59,884
2018 Group Quarters	18	677	1,677
2023 Total Population	2,100	35,788	59,496
2018-2023 Annual Rate	-0.28%	-0.16%	-0.13%
2018 Total Daytime Population	5,106	43,976	66,468
Workers	3,942	23,677	33,607
Residents	1,164	20,299	32,861
Household Summary			
2000 Households	801	14,690	23,022
2000 Average Household Size	2.34	2.36	2.43
2010 Households	873	14,845	24,020
2010 Average Household Size	2.47	2.40	2.43
2018 Households	841	14,580	23,748
2018 Average Household Size	2.51	2.43	2.45
2023 Households	827	14,418	23,532
2023 Average Household Size	2.52	2.44	2.46
2018-2023 Annual Rate	-0.34%	-0.22%	-0.18%
2010 Families	525	9,740	15,942
2010 Average Family Size	3.13	2.96	3.00
2018 Families	493	9,357	15,458
2018 Average Family Size	3.19	3.01	3.04
2023 Families	480	9,177	15,207
2023 Average Family Size	3.21	3.03	3.05
2018-2023 Annual Rate	-0.53%	-0.39%	-0.33%
lousing Unit Summary			
2000 Housing Units	895	16,101	25,262
Owner Occupied Housing Units	52.6%	57.6%	59.2%
Renter Occupied Housing Units	36.9%	33.7%	31.9%
Vacant Housing Units	10.5%	8.8%	8.9%
2010 Housing Units	936	16,170	26,117
Owner Occupied Housing Units	40.6%	55.4%	58.3%
Renter Occupied Housing Units	52.7%	36.4%	33.7%
Vacant Housing Units	6.7%	8.2%	8.0%
	934		26,471
2018 Housing Units		16,364	
Owner Occupied Housing Units	41.8%	56.9%	59.9%
Renter Occupied Housing Units	48.3%	32.2%	29.8%
Vacant Housing Units	10.0%	10.9%	10.3%
2023 Housing Units	945	16,578	26,829
Owner Occupied Housing Units	41.6%	56.5%	59.6%
Renter Occupied Housing Units	45.9%	30.5%	28.1%
Vacant Housing Units	12.5%	13.0%	12.3%
Median Household Income			
2018	\$36,859	\$44,224	\$46,024
2023	\$40,746	\$50,935	\$52,373
Median Home Value			
2018	\$102,160	\$121,853	\$135,324
2023	\$117,614	\$132,290	\$146,324
Per Capita Income			
2018	\$23,089	\$24,758	\$25,868
2023	\$26,042	\$27,746	\$29,043
Median Age	1		77-10
2010	34.8	36.2	37.5
2018	36.4	37.7	39.0
2023	37.6	38.7	39.9
2023	37.0	50.7	39.9

### **CALL FOR PRICING**

205.823.3070