

2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com



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**

**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



2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

## AERIAL



## TRAFFIC COUNTS

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

**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



2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

AERIAL



## 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 VPD)
- 265,486 SF center with National Retailers

**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



2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com



6,400 SF RESTAURANT SPACE AVAILABLE



**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



2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

## 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

**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



2,400 - 6,400 SF FOR LEASE

# CROSSINGS OF DECATUR

1235 POINT MALLARD PARKWAY SE, DECATUR, AL 35601

PROPERTY FOR LEASE



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

205.823.3030

TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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
<b>Household Summary</b>			
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%
<b>Housing Unit Summary</b>			
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%
2018 Housing Units	934	16,364	26,471
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%
<b>Median Household Income</b>			
2018	\$36,859	\$44,224	\$46,024
2023	\$40,746	\$50,935	\$52,373
<b>Median Home Value</b>			
2018	\$102,160	\$121,853	\$135,324
2023	\$117,614	\$132,290	\$146,324
<b>Per Capita Income</b>			
2018	\$23,089	\$24,758	\$25,868
2023	\$26,042	\$27,746	\$29,043
<b>Median Age</b>			
2010	34.8	36.2	37.5
2018	36.4	37.7	39.0
2023	37.6	38.7	39.9

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