

MULTIPLE SIZES AVAILABLE

CULLMAN SHOPPING CENTER

1104 CULLMAN SHOPPING CENTER NW, CULLMAN, AL 35055

PROPERTY FOR SALE OR 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

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205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102

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MARKET AERIAL



QUICK FACTS

- Multiple sizes available for lease
- Publix, Dicks, ULTA, Belk, Ross, BAM, PetSmart Anchored Center
- Excellent billboard location and visibility
- Pylon signage available

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SITE PLAN



AVAILABLE SPACES

- 1. 1,200 SF (Former JK Taylor)
- 2. 2,500 SF (Former Rue 21)
- 3. 3,900 SF (Former Rite Aid)

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SHOPPING CENTER PHOTOS



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DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 5,158 | 16,361 | 25,400 |
| 2020 Population | 5,429 | 18,591 | 28,702 |
| 2022 Population | 5,469 | 18,909 | 29,277 |
| 2027 Population | 5,403 | 19,165 | 29,951 |
| 2010-2020 Annual Rate | 0.51% | 1.29% | 1.23% |
| 2020-2022 Annual Rate | 0.33% | 0.76% | 0.89% |
| 2022-2027 Annual Rate | -0.24% | 0.27% | 0.46% |
| 2022 Male Population | 48.7% | 48.6% | 49.1% |
| 2022 Female Population | 51.3% | 51.4% | 50.9% |
| 2022 Median Age | 40.9 | 42.4 | 42.3 |

In the identified area, the current year population is 29,277. In 2020, the Census count in the area was 28,702. The rate of change since 2020 was 0.89% annually. The five-year projection for the population in the area is 29,951 representing a change of 0.46% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2022 White Alone | 86.6% | 87.5% | 87.7% |
| 2022 Black Alone | 1.3% | 1.3% | 1.0% |
| 2022 American Indian/Alaska Native Alone | 0.6% | 0.4% | 0.5% |
| 2022 Asian Alone | 0.9% | 1.3% | 1.1% |
| 2022 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2022 Other Race | 4.2% | 3.4% | 3.2% |
| 2022 Two or More Races | 6.4% | 6.1% | 6.3% |
| 2022 Hispanic Origin (Any Race) | 7.7% | 6.4% | 6.4% |

Persons of Hispanic origin represent 6.4% of the population in the identified area compared to 19.0% 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 31.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|-------|--------|
| 2022 Wealth Index | 51 | 62 | 63 |
| 2010 Households | 2,103 | 6,812 | 10,357 |
| 2020 Households | 2,241 | 7,557 | 11,482 |
| 2022 Households | 2,228 | 7,620 | 11,661 |
| 2027 Households | 2,203 | 7,700 | 11,918 |
| 2010-2020 Annual Rate | 0.64% | 1.04% | 1.04% |
| 2020-2022 Annual Rate | -0.26% | 0.37% | 0.69% |
| 2022-2027 Annual Rate | -0.23% | 0.21% | 0.44% |
| 2022 Average Household Size | 2.36 | 2.38 | 2.44 |

The household count in this area has changed from 11,482 in 2020 to 11,661 in the current year, a change of 0.69% annually. The five-year projection of households is 11,918, a change of 0.44% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2020. The number of families in the current year is 7,498 in the specified area.

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|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2022 Percent of Income for Mortgage | 17.0% | 16.3% | 15.8% |
| Median Household Income | | | |
| 2022 Median Household Income | \$50,340 | \$53,056 | \$54,502 |
| 2027 Median Household Income | \$53,477 | \$56,222 | \$59,019 |
| 2022-2027 Annual Rate | 1.22% | 1.17% | 1.61% |
| Average Household Income | | | |
| 2022 Average Household Income | \$67,253 | \$72,567 | \$73,680 |
| 2027 Average Household Income | \$74,003 | \$78,971 | \$81,361 |
| 2022-2027 Annual Rate | 1.93% | 1.71% | 2.00% |
| Per Capita Income | | | |
| 2022 Per Capita Income | \$27,777 | \$29,611 | \$29,513 |
| 2027 Per Capita Income | \$30,428 | \$32,137 | \$32,552 |
| 2022-2027 Annual Rate | 1.84% | 1.65% | 1.98% |

Current median household income is \$54,502 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,019 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$73,680 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$81,361 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,513 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,552 in five years, compared to \$47,064 for all U.S. households

| | | | |
|------------------------------------|-------|-------|--------|
| Housing | | | |
| 2022 Housing Affordability Index | 154 | 161 | 167 |
| 2010 Total Housing Units | 2,361 | 7,635 | 11,587 |
| 2010 Owner Occupied Housing Units | 1,034 | 3,962 | 6,686 |
| 2010 Renter Occupied Housing Units | 1,069 | 2,850 | 3,671 |
| 2010 Vacant Housing Units | 258 | 823 | 1,230 |
| 2020 Total Housing Units | 2,445 | 8,179 | 12,434 |
| 2020 Vacant Housing Units | 204 | 622 | 952 |
| 2022 Total Housing Units | 2,425 | 8,242 | 12,625 |
| 2022 Owner Occupied Housing Units | 1,145 | 4,602 | 7,866 |
| 2022 Renter Occupied Housing Units | 1,083 | 3,018 | 3,795 |
| 2022 Vacant Housing Units | 197 | 622 | 964 |
| 2027 Total Housing Units | 2,425 | 8,377 | 12,905 |
| 2027 Owner Occupied Housing Units | 1,150 | 4,753 | 8,191 |
| 2027 Renter Occupied Housing Units | 1,053 | 2,948 | 3,727 |
| 2027 Vacant Housing Units | 222 | 677 | 987 |

Currently, 62.3% of the 12,625 housing units in the area are owner occupied; 30.1%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 12,434 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.68%. Median home value in the area is \$163,145, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.28% annually to \$173,833.

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