

2,450 SF FOR LEASE

# EAGLE'S LANDING CALERA

5075 US-31, CALERA, AL 35040

PROPERTY FOR LEASE



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

205.823.3030

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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205.823.3070

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1841 Montclair Lane, Suite 102

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## SITE PLAN



## QUICK FACTS

- Located on Hwy 31 near Walmart Supercenter
- Co-tenancy with Dollar Tree and Toothbud Dentist
- Pylon signage available
- Convenient to I-65

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## AERIAL



## TRAFFIC COUNTS

- 52,442 VPD (I-65)
- 16,239 VPD (Highway 31)

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	827	9,557	18,232
2020 Population	517	13,248	23,439
2022 Population	550	13,894	24,781
2027 Population	575	14,785	26,438
2010-2020 Annual Rate	-4.59%	3.32%	2.54%
2020-2022 Annual Rate	2.79%	2.14%	2.51%
2022-2027 Annual Rate	0.89%	1.25%	1.30%
2022 Male Population	49.8%	48.9%	48.9%
2022 Female Population	50.2%	51.1%	51.1%
2022 Median Age	37.8	36.2	37.0

In the identified area, the current year population is 24,781. In 2020, the Census count in the area was 23,439. The rate of change since 2020 was 2.51% annually. The five-year projection for the population in the area is 26,438 representing a change of 1.30% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	64.6%	60.0%	62.4%
2022 Black Alone	15.6%	28.0%	25.1%
2022 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2022 Asian Alone	0.9%	0.8%	0.9%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	8.5%	3.7%	4.3%
2022 Two or More Races	9.6%	6.8%	6.7%
2022 Hispanic Origin (Any Race)	15.5%	6.8%	7.7%

Persons of Hispanic origin represent 7.7% 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 60.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2022 Wealth Index	56	59	65
2010 Households	320	3,848	7,045
2020 Households	173	5,064	8,758
2022 Households	183	5,290	9,218
2027 Households	191	5,625	9,819
2010-2020 Annual Rate	-5.96%	2.78%	2.20%
2020-2022 Annual Rate	2.53%	1.96%	2.30%
2022-2027 Annual Rate	0.86%	1.24%	1.27%
2022 Average Household Size	3.01	2.63	2.69

The household count in this area has changed from 8,758 in 2020 to 9,218 in the current year, a change of 2.30% annually. The five-year projection of households is 9,819, a change of 1.27% annually from the current year total. Average household size is currently 2.69, compared to 2.67 in the year 2020. The number of families in the current year is 6,511 in the specified area.

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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	16.5%	14.0%	14.1%
<b>Median Household Income</b>			
2022 Median Household Income	\$62,182	\$67,411	\$70,152
2027 Median Household Income	\$72,128	\$77,556	\$79,383
2022-2027 Annual Rate	3.01%	2.84%	2.50%
<b>Average Household Income</b>			
2022 Average Household Income	\$76,475	\$80,837	\$83,788
2027 Average Household Income	\$88,545	\$94,695	\$97,597
2022-2027 Annual Rate	2.97%	3.22%	3.10%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$27,640	\$30,383	\$31,097
2027 Per Capita Income	\$31,909	\$35,530	\$36,156
2022-2027 Annual Rate	2.91%	3.18%	3.06%

### Households by Income

Current median household income is \$70,152 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$79,383 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$83,788 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$97,597 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$31,097 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,156 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	154	182	180
2010 Total Housing Units	362	4,178	7,693
2010 Owner Occupied Housing Units	242	3,233	5,799
2010 Renter Occupied Housing Units	82	610	1,246
2010 Vacant Housing Units	42	330	648
2020 Total Housing Units	194	5,289	9,219
2020 Vacant Housing Units	21	225	461
2022 Total Housing Units	205	5,522	9,694
2022 Owner Occupied Housing Units	145	4,534	7,890
2022 Renter Occupied Housing Units	39	756	1,328
2022 Vacant Housing Units	22	232	476
2027 Total Housing Units	214	5,879	10,327
2027 Owner Occupied Housing Units	153	4,872	8,479
2027 Renter Occupied Housing Units	39	753	1,341
2027 Vacant Housing Units	23	254	508

Currently, 81.4% of the 9,694 housing units in the area are owner occupied; 13.7%, renter occupied; and 4.9% 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 9,219 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.26%. Median home value in the area is \$188,261, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.78% annually to \$226,662.

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