

12,678 SF FOR LEASE

# EASTCHASE FREESTANDING OPPORTUNITY

449 EASTCHASE PKWY, MONTGOMERY, AL 36117

PROPERTY FOR LEASE



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

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**

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## AERIAL



## TRAFFIC COUNTS

- Taylor RD (44,102 VPD)
- I-85 (98,719 VPD)

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## QUICK FACTS

- Freestanding Opportunity in Montgomery's premier shopping center
- Ample, well-lit parking with interstate visibility
- Excellent immediate surrounding co-tenancy with Target, Chili's, & Texas Roadhouse

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## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	3,571	22,822	39,780
2010 Population	4,771	33,859	49,028
2019 Population	5,451	35,237	51,801
2024 Population	5,704	35,905	52,565
2000-2010 Annual Rate	2.94%	4.02%	2.11%
2010-2019 Annual Rate	1.45%	0.43%	0.60%
2019-2024 Annual Rate	0.91%	0.38%	0.29%
2019 Male Population	46.9%	47.8%	48.4%
2019 Female Population	53.1%	52.2%	51.6%
2019 Median Age	45.0	37.7	34.7

In the identified area, the current year population is 51,801. In 2010, the Census count in the area was 49,028. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 52,565 representing a change of 0.29% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2019 White Alone	65.2%	47.7%	35.1%
2019 Black Alone	22.5%	38.9%	55.5%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	10.4%	10.6%	4.9%
2019 Pacific Islander Alone	0.1%	0.0%	0.1%
2019 Other Race	0.4%	0.6%	2.3%
2019 Two or More Races	1.2%	1.8%	1.8%
2019 Hispanic Origin (Any Race)	1.8%	2.2%	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 18.6% 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 59.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2019 Wealth Index	179	113	66
2000 Households	1,306	9,545	16,015
2010 Households	1,985	14,552	19,401
2019 Total Households	2,303	15,238	20,561
2024 Total Households	2,416	15,564	20,862
2000-2010 Annual Rate	4.28%	4.31%	1.94%
2010-2019 Annual Rate	1.62%	0.50%	0.63%
2019-2024 Annual Rate	0.96%	0.42%	0.29%
2019 Average Household Size	2.36	2.24	2.43

The household count in this area has changed from 19,401 in 2010 to 20,561 in the current year, a change of 0.63% annually. The five-year projection of households is 20,862, a change of 0.29% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 12,562 in the specified area.

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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	20.6%	16.8%	13.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$79,510	\$68,324	\$53,188
2024 Median Household Income	\$81,041	\$75,392	\$58,522
2019-2024 Annual Rate	0.38%	1.99%	1.93%
<b>Average Household Income</b>			
2019 Average Household Income	\$124,835	\$93,535	\$68,935
2024 Average Household Income	\$129,458	\$104,269	\$79,025
2019-2024 Annual Rate	0.73%	2.20%	2.77%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$52,967	\$40,281	\$28,043
2024 Per Capita Income	\$55,162	\$44,860	\$32,157
2019-2024 Annual Rate	0.82%	2.18%	2.78%

### Households by Income

Current median household income is \$53,188 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$58,522 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,935 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,025 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,043 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,157 in five years, compared to \$36,530 for all U.S. households

### Housing

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2019 Housing Affordability Index	127	155	192
2000 Total Housing Units	1,363	10,184	17,197
2000 Owner Occupied Housing Units	1,159	6,596	9,856
2000 Renter Occupied Housing Units	147	2,949	6,159
2000 Vacant Housing Units	57	639	1,182
2010 Total Housing Units	2,072	15,575	21,222
2010 Owner Occupied Housing Units	1,561	9,267	11,356
2010 Renter Occupied Housing Units	424	5,285	8,045
2010 Vacant Housing Units	87	1,023	1,821
2019 Total Housing Units	2,350	16,087	22,382
2019 Owner Occupied Housing Units	1,588	9,574	11,953
2019 Renter Occupied Housing Units	716	5,664	8,608
2019 Vacant Housing Units	47	849	1,821
2024 Total Housing Units	2,470	16,509	22,843
2024 Owner Occupied Housing Units	1,647	9,804	12,206
2024 Renter Occupied Housing Units	770	5,760	8,656
2024 Vacant Housing Units	54	945	1,981

Currently, 53.4% of the 22,382 housing units in the area are owner occupied; 38.5%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 21,222 housing units in the area - 53.5% owner occupied, 37.9% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$147,137, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.20% annually to \$156,202.

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