

1,400 - 3,500 SF FOR LEASE
EASTWOOD VILLAGE

1600 MONTCLAIR ROAD BIRMINGHAM, AL 35210

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com



PROPERTY PHOTOS



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CALL FOR PRICING

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MARKET AERIAL



QUICK FACTS

- 134,256 SF Walmart-anchored Shopping Center in the heart of the Eastwood/Irondale/Crestwood submarkets
- Other anchors include Five Below, Ross Dress for Less, Office Depot, Michaels and Party City
- Visible to over 20,500 VPD

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SITE PLAN



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DEMOGRAPHICS

Population

2000 Population	8,193	60,036	122,180
2010 Population	7,598	52,407	111,824
2020 Population	7,876	54,206	116,449
2025 Population	7,957	54,952	118,954
2000-2010 Annual Rate	-0.75%	-1.35%	-0.88%
2010-2020 Annual Rate	0.35%	0.33%	0.40%
2020-2025 Annual Rate	0.20%	0.27%	0.43%
2020 Male Population	44.3%	46.8%	47.6%
2020 Female Population	55.7%	53.2%	52.4%
2020 Median Age	38.5	40.1	39.6

In the identified area, the current year population is 116,449. In 2010, the Census count in the area was 111,824. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 118,954 representing a change of 0.43% annually from 2020 to 2025. Currently, the population is 47.6% male and 52.4% female.

Median Age

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

Race and Ethnicity

2020 White Alone	46.4%	49.5%	52.4%
2020 Black Alone	48.6%	46.4%	42.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	1.3%	1.1%	1.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	1.4%	1.5%	1.9%
2020 Two or More Races	2.0%	1.4%	1.5%
2020 Hispanic Origin (Any Race)	3.1%	2.9%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.8% 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 57.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	66	120	123
2000 Households	3,623	23,985	51,708
2010 Households	3,541	21,440	47,676
2020 Total Households	3,600	22,146	49,487
2025 Total Households	3,621	22,421	50,738
2000-2010 Annual Rate	-0.23%	-1.12%	-0.81%
2010-2020 Annual Rate	0.16%	0.32%	0.36%
2020-2025 Annual Rate	0.12%	0.25%	0.50%
2020 Average Household Size	2.10	2.40	2.29

The household count in this area has changed from 47,676 in 2010 to 49,487 in the current year, a change of 0.36% annually. The five-year projection of households is 50,738, a change of 0.50% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2010. The number of families in the current year is 27,772 in the specified area.

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DEMOGRAPHICS

Mortgage Income

2020 Percent of Income for Mortgage	13.8%	15.7%	17.5%
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Median Household Income

2020 Median Household Income	\$51,562	\$57,603	\$56,935
2025 Median Household Income	\$53,598	\$61,221	\$60,585
2020-2025 Annual Rate	0.78%	1.23%	1.25%

Average Household Income

2020 Average Household Income	\$71,034	\$96,868	\$99,976
2025 Average Household Income	\$76,541	\$106,511	\$109,915
2020-2025 Annual Rate	1.50%	1.92%	1.91%

Per Capita Income

2020 Per Capita Income	\$31,791	\$39,821	\$42,347
2025 Per Capita Income	\$34,064	\$43,727	\$46,702
2020-2025 Annual Rate	1.39%	1.89%	1.98%

Households by Income

Current median household income is \$56,935 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,585 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$99,976 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$109,915 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$42,347 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$46,702 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	175	153	137
2000 Total Housing Units	3,772	26,120	57,518
2000 Owner Occupied Housing Units	2,121	15,799	31,828
2000 Renter Occupied Housing Units	1,503	8,186	19,879
2000 Vacant Housing Units	148	2,135	5,811
2010 Total Housing Units	4,010	25,385	55,978
2010 Owner Occupied Housing Units	1,753	13,870	28,717
2010 Renter Occupied Housing Units	1,788	7,570	18,959
2010 Vacant Housing Units	469	3,945	8,302
2020 Total Housing Units	4,188	26,687	58,893
2020 Owner Occupied Housing Units	1,698	13,677	28,386
2020 Renter Occupied Housing Units	1,902	8,469	21,101
2020 Vacant Housing Units	588	4,541	9,406
2025 Total Housing Units	4,248	27,148	60,461
2025 Owner Occupied Housing Units	1,698	13,782	28,578
2025 Renter Occupied Housing Units	1,923	8,640	22,160
2025 Vacant Housing Units	627	4,727	9,723

Currently, 48.2% of the 58,893 housing units in the area are owner occupied; 35.8%, renter occupied; and 16.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 55,978 housing units in the area - 51.3% owner occupied, 33.9% renter occupied, and 14.8% vacant. The annual rate of change in housing units since 2010 is 2.28%. Median home value in the area is \$238,496, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.60% annually to \$258,142.

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