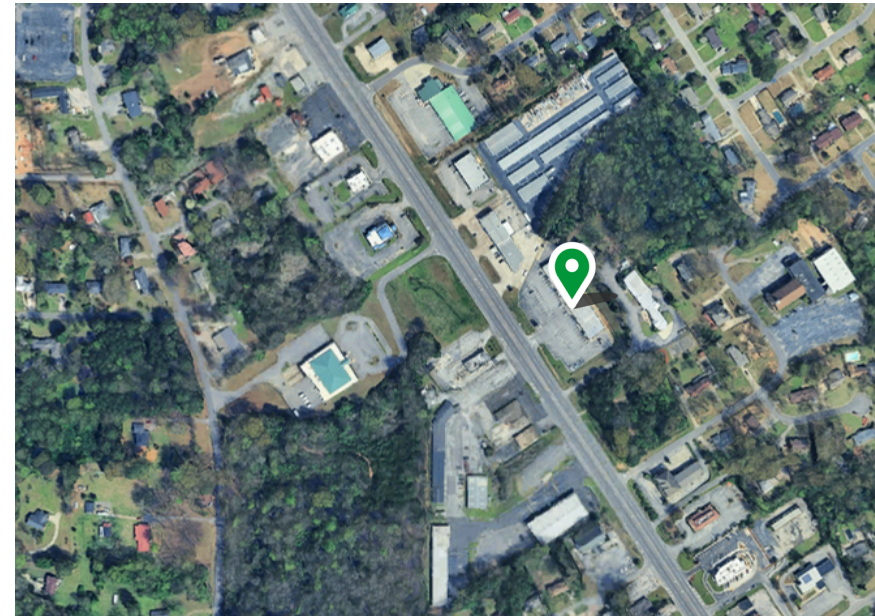




# FORESTDALE STATION

1421 Forestdale Blvd, Birmingham, AL 35214





### AVAILABILITY

**SMALL SHOPS:**  
1,624 - 5,684 SF

### PROPERTY OVERVIEW

- Multi-tenant neighborhood center with full access to Forestdale Blvd.
- Co-tenants include: Little Caesars, Beauty Buzz, and Golden Wok Chinese
- Ample parking
- Perfect for a hair salon, professional office, traditional retail, or boutique

### CONTACT

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205.296.9641

### TRAFFIC COUNTS

Forestdale Blvd. 20,383 VPD

### SURROUNDING TENANTS



# Forestdale Station

1421 Forestdale Blvd, Birmingham, AL 35214

FOR LEASE



### Executive Summary

1421 Forestdale Blvd, Birmingham, Alabama, 35214

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	5,484	20,194	68,432
2020 Population	5,410	19,151	61,670
2025 Population	5,270	18,805	60,010
2030 Population	5,190	18,545	58,906
2010-2020 Annual Rate	-0.14%	-0.53%	-1.04%
2020-2025 Annual Rate	-0.50%	-0.35%	-0.52%
2025-2030 Annual Rate	-0.31%	-0.28%	-0.37%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.2	43.9	42.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	11.3%	13.2%	15.6%
Black Alone	83.9%	81.7%	77.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.1%	0.1%	0.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	2.0%	3.0%
Two or More Races	2.5%	2.6%	3.1%
Hispanic Origin	2.7%	3.0%	4.4%
Diversity Index	32.0	35.4	42.3

Households	1 mile	3 miles	5 miles
2010 Total Households	2,195	7,992	27,040
2020 Total Households	2,247	7,788	25,811
2025 Total Households	2,229	7,711	25,292
2030 Total Households	2,216	7,660	25,012
2010-2020 Annual Rate	0.23%	-0.26%	-0.46%
2020-2025 Annual Rate	-0.15%	-0.19%	-0.39%
2025-2030 Annual Rate	-0.12%	-0.13%	-0.22%
2025 Average Household Size	2.36	2.40	2.30
Wealth Index	68	62	45

<sup>1</sup> Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

### Executive Summary | 1421 Forestdale Blvd, Birmingham, Alabama, 35214 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	14.7%	16.9%	19.1%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$71,752	\$61,380	\$44,982
2030 Median Household Income	\$82,126	\$71,347	\$51,404
2025-2030 Annual Rate	2.74%	3.06%	2.71%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$82,233	\$77,940	\$62,371
2030 Average Household Income	\$93,361	\$87,996	\$69,541

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$34,605	\$32,082	\$26,442
2030 Per Capita Income	\$39,656	\$36,481	\$29,690
2025-2030 Annual Rate	2.76%	2.60%	2.34%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.8	44.5	47.1

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	46.5	45.8	42.4

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	159	137	119
2010 Total Housing Units	2,416	9,106	32,369
2010 Owner Occupied Hus (%)	74.3%	74.9%	61.3%
2010 Renter Occupied Hus (%)	25.6%	25.1%	38.7%
2010 Vacant Housing Units (%)	9.2%	12.2%	16.5%
2020 Housing Units	2,386	8,643	30,674
2020 Owner Occupied HUs (%)	67.0%	68.1%	56.1%
2020 Renter Occupied HUs (%)	33.0%	31.9%	43.9%
Vacant Housing Units	6.2%	9.6%	16.1%
2025 Housing Units	2,383	8,603	30,306
Owner Occupied Housing Units	67.2%	68.4%	56.5%
Renter Occupied Housing Units	32.8%	31.6%	43.5%
Vacant Housing Units	6.5%	10.4%	16.5%
2030 Total Housing Units	2,383	8,614	30,325
2030 Owner Occupied Housing Units	1,494	5,259	14,232
2030 Renter Occupied Housing Units	722	2,401	10,780
2030 Vacant Housing Units	167	954	5,313

<sup>1</sup> Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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