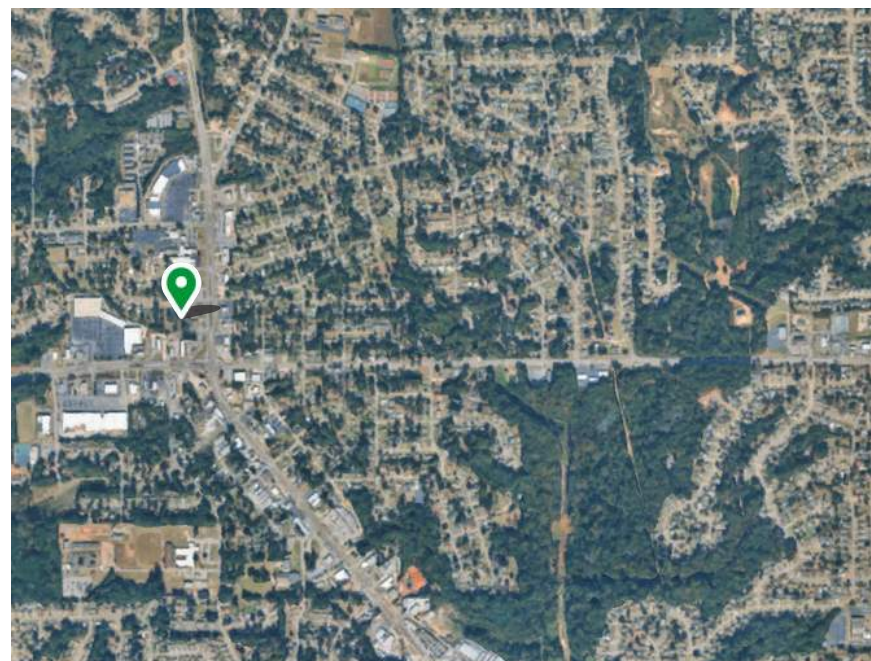




FREESTANDING DRIVE THRU

400 S. Memorial Drive | Prattville, AL 36067



AVAILABILITY

+/- 700 SF

PROPERTY OVERVIEW

- Freestanding ±700 SF drive-thru retail building
- Situated on a ±0.48-acre site
- Existing drive-thru configuration
- Grease trap on site
- Monumnet Signage Available

CONTACT

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TRAFFIC COUNTS

CS. Memorial Dr 21,866 VPD

SURROUNDING TENANTS



400 S. Memorial Drive

400 S. Memorial Drive | Prattville, AL 36067

FOR LEASE



400 S. Memorial Drive

400 S. Memorial Drive | Prattville, AL 36067

FOR LEASE

**SUBJECT
PROPERTY**

**HARBOR
FREIGHT**



Executive Summary

400 S Memorial Dr, Prattville, Alabama, 36067

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	5,999	35,307	46,012
2020 Male Population	46.6%	47.5%	47.5%
2020 Female Population	53.4%	52.5%	52.5%
2026 Population	5,919	37,036	47,991
2026 Male Population	47.4%	48.4%	48.4%
2026 Female Population	52.6%	51.6%	51.6%
2031 Population	5,939	37,997	49,234
2031 Male Population	47.4%	48.4%	48.3%
2031 Female Population	52.6%	51.6%	51.7%
2010-2020 Annual Rate	-0.05%	0.81%	1.01%
2020-2026 Annual Rate	-0.21%	0.77%	0.68%
2026-2031 Annual Rate	0.07%	0.51%	0.51%

In the identified area, the current year population is **47,991**. In 2020, the Census count in the area was **46,012**. The rate of change since 2020 was **0.68%** annually. The five-year projection for the population in the area is **49,234** representing a change of **0.51%** annually from 2026 to 2031. Currently, the population is **48.4%** male and **51.6%** female.

Median Age

2026 Median Age	41.3	38.7	38.7
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The median age in this area is **38.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	76.0%	66.6%	66.9%
2026 Black Alone	15.5%	22.2%	21.9%
2026 American Indian Alone	0.3%	0.4%	0.4%
2026 Asian Alone	0.6%	2.4%	2.2%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	1.1%	2.1%	2.3%
2026 Two or More Races	6.4%	6.2%	6.2%
2026 Hispanic Origin	3.6%	4.6%	4.9%
2026 Diversity Index	43.6	54.6	54.6

Persons of Hispanic origin represent **4.9%** of the population in the identified area compared to **19.9%** 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 **54.6** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 400 S Memorial Dr, Prattville, Alabama, 36067 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	69	72	72
2010 Total Households	2,380	12,367	15,596
2020 Total Households	2,438	13,849	17,805
2026 Total Households	2,502	15,027	19,248
2031 Total Households	2,563	15,713	20,126
2010-2020 Annual Rate	0.24%	1.14%	1.33%
2020-2026 Annual Rate	0.42%	1.31%	1.25%
2026-2031 Annual Rate	0.48%	0.90%	0.90%
2026 Average Household Size	2.36	2.44	2.47

The household count in this area has changed from **17,805** in 2020 to **19,248** in the current year, a change of **1.25%** annually. The five-year projection of households is **20,126**, a change of **0.90%** annually from the current year total. Average household size is currently **2.47**, compared to **2.56** in the year 2020. The number of families in the current year is **13,381** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	15.0%	16.8%	17.9%
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Median Household Income

2026 Median Household Income	\$67,789	\$76,636	\$77,219
2031 Median Household Income	\$76,400	\$84,522	\$85,363
2026-2031 Annual Rate	2.42%	1.98%	2.03%

Average Household Income

2026 Average Household Income	\$90,460	\$100,549	\$100,353
2031 Average Household Income	\$103,776	\$115,105	\$114,765
2026-2031 Annual Rate	2.78%	2.74%	2.72%

Per Capita Income

2026 Per Capita Income	\$38,680	\$40,820	\$40,445
2031 Per Capita Income	\$45,327	\$47,635	\$47,110
2026-2031 Annual Rate	3.22%	3.14%	3.10%

Income Equality

2026 Gini Index	43.5	42.2	42.0
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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