

925 - 1,800 SF AVAILABLE

# FIVE POINTS EAST SHOPPING CENTER

1630 CRESTWOOD BLVD., IRONDALE, AL 35210

PROPERTY FOR LEASE



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

205.823.3030

[www.TheRetailCompanies.com](http://www.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**

**Bill Clements, CCIM**

[Bill@TheRetailCompanies.com](mailto:Bill@TheRetailCompanies.com)

205.823.3070

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1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

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## QUICK FACTS

- Small suites available - ready for many uses.
- Excellent visibility and access to I-20 and Grants Mill Road.
- Surrounded by a mixture of restaurants, homes, Industrial, and offices.

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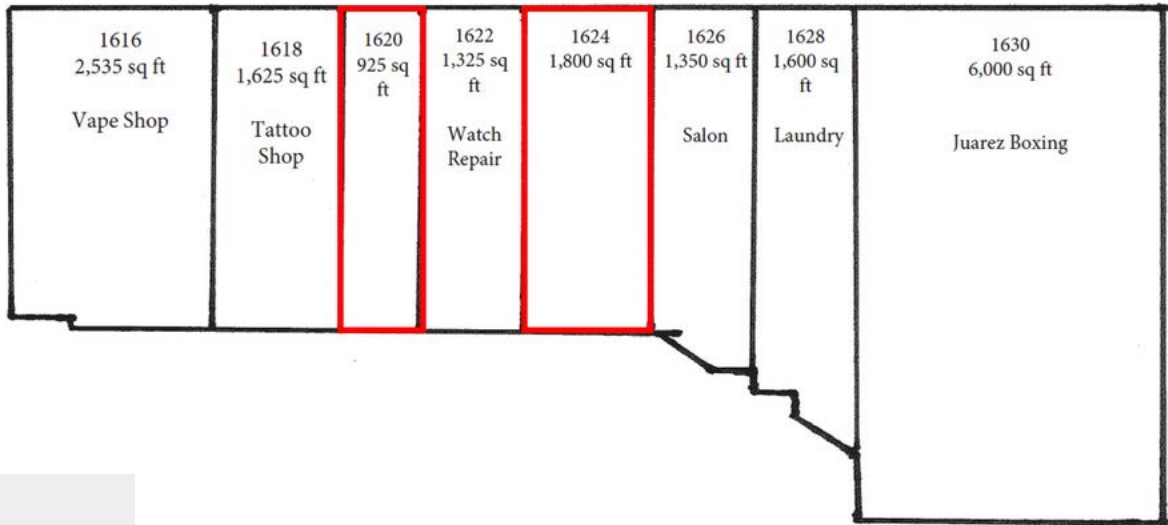
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## SITE PLAN



## PYLON SIGN



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## MARKET AERIAL



## TRAFFIC

- 21,941 VPD (Crestwood Blvd)

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,750	45,586	102,161
2020 Population	5,891	45,888	106,021
2023 Population	5,951	45,319	106,175
2028 Population	5,906	44,885	105,922
2010-2020 Annual Rate	0.24%	0.07%	0.37%
2020-2023 Annual Rate	0.31%	-0.38%	0.04%
2023-2028 Annual Rate	-0.15%	-0.19%	-0.05%
2023 Male Population	46.8%	47.5%	47.9%
2023 Female Population	53.2%	52.5%	52.1%
2023 Median Age	44.0	41.3	41.0

In the identified area, the current year population is 106,175. In 2020, the Census count in the area was 106,021. The rate of change since 2020 was 0.04% annually. The five-year projection for the population in the area is 105,922 representing a change of -0.05% annually from 2023 to 2028. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	52.9%	52.4%	54.5%
2023 Black Alone	33.3%	39.0%	35.8%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2023 Asian Alone	1.4%	1.2%	1.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	5.9%	2.7%	3.2%
2023 Two or More Races	6.1%	4.4%	4.5%
2023 Hispanic Origin (Any Race)	9.7%	5.1%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 19.4% 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 62.1 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	52	103	122
2010 Households	2,571	18,572	42,499
2020 Households	2,579	19,299	44,719
2023 Households	2,600	19,215	44,919
2028 Households	2,593	19,169	45,101
2010-2020 Annual Rate	0.03%	0.38%	0.51%
2020-2023 Annual Rate	0.25%	-0.13%	0.14%
2023-2028 Annual Rate	-0.05%	-0.05%	0.08%
2023 Average Household Size	2.17	2.28	2.31

The household count in this area has changed from 44,719 in 2020 to 44,919 in the current year, a change of 0.14% annually. The five-year projection of households is 45,101, a change of 0.08% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2020. The number of families in the current year is 25,619 in the specified area.

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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.5%	26.7%	30.4%
<b>Median Household Income</b>			
2023 Median Household Income	\$55,501	\$59,372	\$63,554
2028 Median Household Income	\$60,636	\$66,838	\$73,026
2023-2028 Annual Rate	1.79%	2.40%	2.82%
<b>Average Household Income</b>			
2023 Average Household Income	\$69,693	\$102,648	\$118,000
2028 Average Household Income	\$79,645	\$116,316	\$133,155
2023-2028 Annual Rate	2.71%	2.53%	2.45%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$31,549	\$43,717	\$50,167
2028 Per Capita Income	\$36,238	\$49,861	\$56,964
2023-2028 Annual Rate	2.81%	2.66%	2.57%
<b>GINI Index</b>			
2023 Gini Index	35.7	45.9	46.1

### Households by Income

Current median household income is \$63,554 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$73,026 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$118,000 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$133,155 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$50,167 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$56,964 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	137	94	83
2010 Total Housing Units	2,771	21,835	49,802
2010 Owner Occupied Housing Units	1,743	12,277	27,298
2010 Renter Occupied Housing Units	829	6,296	15,201
2010 Vacant Housing Units	200	3,263	7,303
2020 Total Housing Units	2,872	21,822	50,024
2020 Vacant Housing Units	293	2,523	5,305
2023 Total Housing Units	2,927	21,823	50,549
2023 Owner Occupied Housing Units	1,511	12,054	27,363
2023 Renter Occupied Housing Units	1,089	7,161	17,556
2023 Vacant Housing Units	327	2,608	5,630
2028 Total Housing Units	2,946	21,956	50,923
2028 Owner Occupied Housing Units	1,532	12,076	27,630
2028 Renter Occupied Housing Units	1,062	7,093	17,471
2028 Vacant Housing Units	353	2,787	5,822
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	51.2	48.3	49.6

Currently, 54.1% of the 50,549 housing units in the area are owner occupied; 34.7%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 50,024 housing units in the area and 10.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$321,850, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.59% annually to \$348,229.

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