

+/- 44,000 SF FOR LEASE

# FIVE POINTS WEST SHOPPING CENTER

2257 BESSEMER RD, BIRMINGHAM, AL 35208

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

## PROPERTY PHOTOS



Site

Google

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**CALL FOR PRICING**

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**Real Estate Is Our Passion**  
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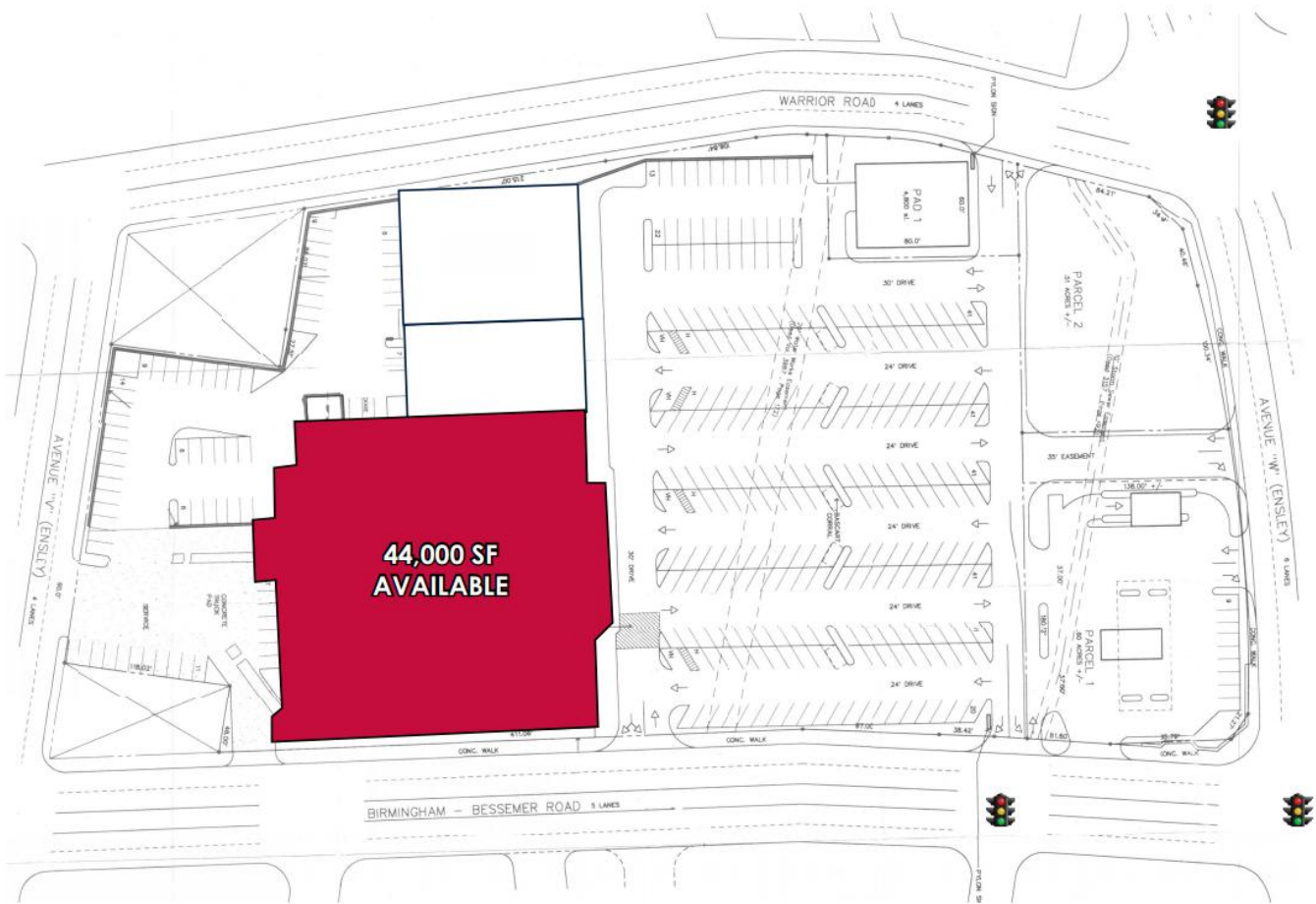
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## SITE PLAN



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## SITE PLAN



## QUICK FACTS

- Prime retail opportunity in Five Points West at the intersection of Hwy 11 and Avenue W
- New development in the area includes the Birmingham Crossplex, Starbucks, and Comfort Inn & Suites
- Excellent access to Downtown Birmingham, Red Mt Expressway, and the medical district

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## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	15,709	77,503	80,746
2010 Population	12,937	61,967	77,988
2020 Population	12,580	60,437	79,186
2025 Population	12,472	60,046	81,112
2000-2010 Annual Rate	-1.92%	-2.21%	-0.35%
2010-2020 Annual Rate	-0.27%	-0.24%	0.15%
2020-2025 Annual Rate	-0.17%	-0.13%	0.48%
2020 Male Population	46.1%	45.6%	49.2%
2020 Female Population	53.9%	54.4%	50.8%
2020 Median Age	37.3	38.7	35.2

In the identified area, the current year population is 79,186. In 2010, the Census count in the area was 77,988. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 81,112 representing a change of 0.48% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 White Alone	3.8%	5.3%	32.8%
2020 Black Alone	93.8%	92.1%	58.8%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	0.1%	0.2%	2.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	1.3%	1.4%	3.7%
2020 Two or More Races	0.8%	0.9%	1.8%
2020 Hispanic Origin (Any Race)	3.1%	2.5%	6.4%

Persons of Hispanic origin represent 6.4% 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 60.0 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Wealth Index	32	33	55
2000 Households	5,744	30,286	34,031
2010 Households	4,919	25,141	32,574
2020 Total Households	4,817	24,498	33,069
2025 Total Households	4,774	24,299	34,245
2000-2010 Annual Rate	-1.54%	-1.84%	-0.44%
2010-2020 Annual Rate	-0.20%	-0.25%	0.15%
2020-2025 Annual Rate	-0.18%	-0.16%	0.70%
2020 Average Household Size	2.59	2.37	2.22

The household count in this area has changed from 32,574 in 2010 to 33,069 in the current year, a change of 0.15% annually. The five-year projection of households is 34,245, a change of 0.70% annually from the current year total. Average household size is currently 2.22, compared to 2.23 in the year 2010. The number of families in the current year is 16,911 in the specified area.

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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	9.9%	11.0%	14.0%
<b>Median Household Income</b>			
2020 Median Household Income	\$31,321	\$29,228	\$45,187
2025 Median Household Income	\$33,912	\$30,982	\$48,989
2020-2025 Annual Rate	1.60%	1.17%	1.63%
<b>Average Household Income</b>			
2020 Average Household Income	\$43,084	\$42,292	\$64,324
2025 Average Household Income	\$47,310	\$45,949	\$70,261
2020-2025 Annual Rate	1.89%	1.67%	1.78%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$16,586	\$17,626	\$26,945
2025 Per Capita Income	\$18,199	\$19,080	\$29,695
2020-2025 Annual Rate	1.87%	1.60%	1.96%

Current median household income is \$45,187 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$48,989 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$64,324 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,261 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,945 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,695 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	246	217	172
2000 Total Housing Units	6,379	34,598	38,538
2000 Owner Occupied Housing Units	3,369	16,703	16,828
2000 Renter Occupied Housing Units	2,375	13,582	17,202
2000 Vacant Housing Units	635	4,313	4,508
2010 Total Housing Units	6,019	31,448	38,572
2010 Owner Occupied Housing Units	2,500	12,942	15,457
2010 Renter Occupied Housing Units	2,419	12,199	17,117
2010 Vacant Housing Units	1,100	6,307	5,998
2020 Total Housing Units	6,027	31,990	40,356
2020 Owner Occupied Housing Units	2,304	11,951	14,494
2020 Renter Occupied Housing Units	2,514	12,546	18,575
2020 Vacant Housing Units	1,210	7,492	7,287
2025 Total Housing Units	6,027	32,172	41,797
2025 Owner Occupied Housing Units	2,260	11,837	14,476
2025 Renter Occupied Housing Units	2,514	12,462	19,769
2025 Vacant Housing Units	1,253	7,873	7,552

Currently, 35.9% of the 40,356 housing units in the area are owner occupied; 46.0%, renter occupied; and 18.1% 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 38,572 housing units in the area - 40.1% owner occupied, 44.4% renter occupied, and 15.6% vacant. The annual rate of change in housing units since 2010 is 2.03%. Median home value in the area is \$151,083, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.68% annually to \$164,203.

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