

7,875 SF FOR SALE OR LEASE

FORMER BRIDGESTONE PROPERTY

18 E 11TH ST, ANNISTON, AL 36201



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

205.823.3030

TheRetailCompanies.com

PROPERTY FOR SALE OR LEASE



PROPERTY PHOTOS



SALE PRICE: \$600,000
CALL FOR LEASE PRICING

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.

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102

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Brooks Corr, CCIM

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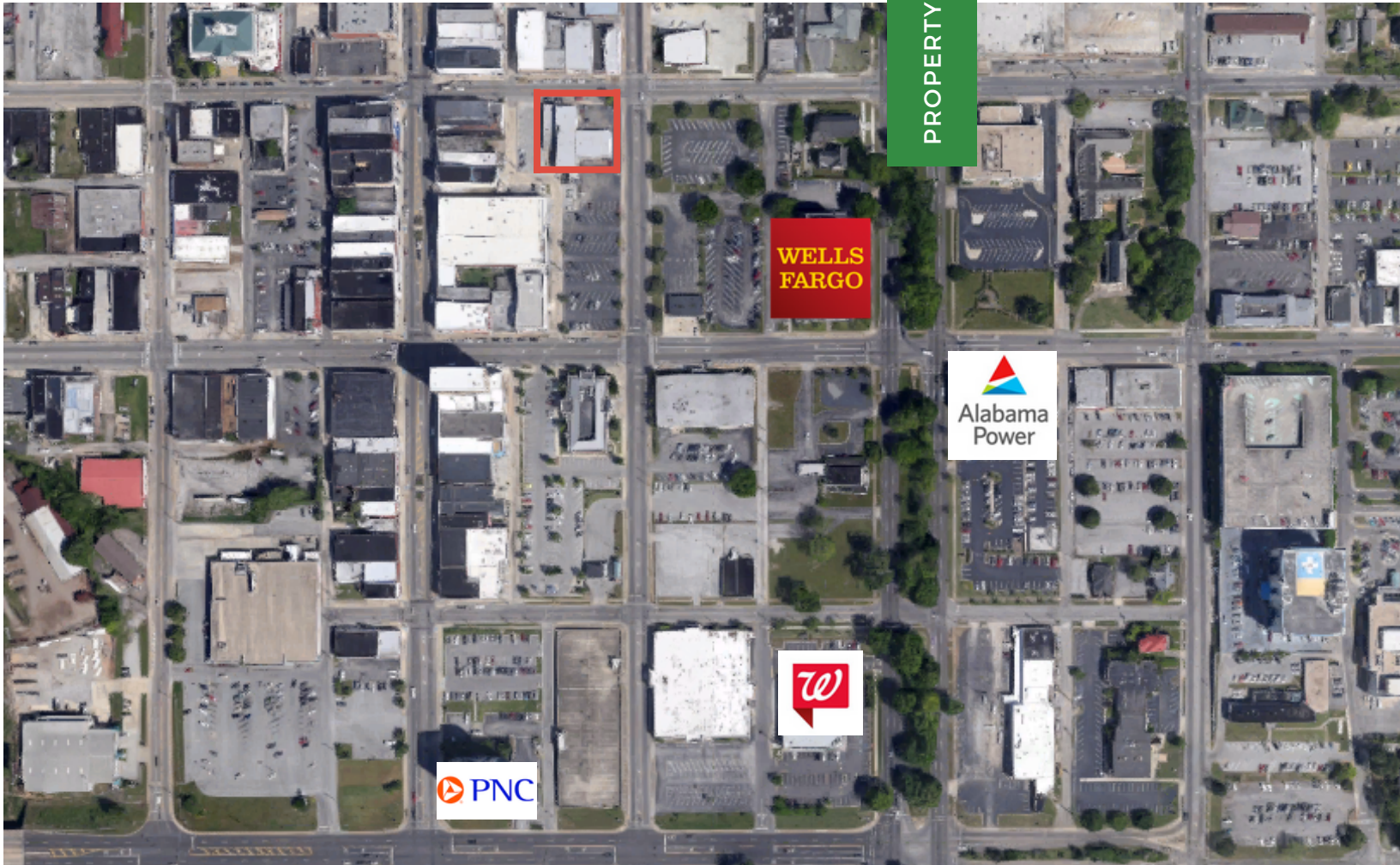
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QUICK FACTS

- Well located in downtown Anniston on a Corner Lot
- Versatile building with endless re-development opportunities
- Two pylon signs, two-sided building signage, well maintained structure

TRAFFIC COUNTS

- 14,818 (E 11th Street)

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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	7,114	19,761	22,466
2010 Population	6,352	18,593	23,038
2019 Population	5,878	17,561	22,938
2024 Population	5,718	17,065	22,662
2000-2010 Annual Rate	-1.13%	-0.61%	0.25%
2010-2019 Annual Rate	-0.83%	-0.62%	-0.05%
2019-2024 Annual Rate	-0.55%	-0.57%	-0.24%
2019 Male Population	47.2%	47.7%	48.3%
2019 Female Population	52.8%	52.3%	51.7%
2019 Median Age	39.8	41.5	41.3

In the identified area, the current year population is 22,938. In 2010, the Census count in the area was 23,038. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 22,662 representing a change of -0.24% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	34.3%	51.0%	72.2%
2019 Black Alone	62.2%	43.1%	20.1%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2019 Asian Alone	0.3%	1.1%	1.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	1.1%	2.3%	3.7%
2019 Two or More Races	1.8%	2.0%	2.2%
2019 Hispanic Origin (Any Race)	2.6%	4.3%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 18.6% 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 50.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	40	55	72
2000 Households	3,139	8,449	9,086
2010 Households	2,685	7,864	9,300
2019 Total Households	2,463	7,351	9,199
2024 Total Households	2,382	7,116	9,063
2000-2010 Annual Rate	-1.55%	-0.71%	0.23%
2010-2019 Annual Rate	-0.93%	-0.73%	-0.12%
2019-2024 Annual Rate	-0.67%	-0.65%	-0.30%
2019 Average Household Size	2.18	2.32	2.47

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Mortgage Income			
2019 Percent of Income for Mortgage	13.3%	13.4%	12.0%
Median Household Income			
2019 Median Household Income	\$27,300	\$34,181	\$51,120
2024 Median Household Income	\$31,195	\$38,448	\$56,051
2019-2024 Annual Rate	2.70%	2.38%	1.86%
Average Household Income			
2019 Average Household Income	\$43,338	\$50,994	\$66,671
2024 Average Household Income	\$51,181	\$58,048	\$75,703
2019-2024 Annual Rate	3.38%	2.63%	2.57%
Per Capita Income			
2019 Per Capita Income	\$17,954	\$21,354	\$26,845
2024 Per Capita Income	\$21,057	\$24,204	\$30,392
2019-2024 Annual Rate	3.24%	2.54%	2.51%

Households by Income

Current median household income is \$51,120 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$56,051 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$66,671 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$75,703 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,845 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,392 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	189	191	214
2000 Total Housing Units	3,798	9,966	10,415
2000 Owner Occupied Housing Units	1,682	5,213	6,700
2000 Renter Occupied Housing Units	1,457	3,236	2,386
2000 Vacant Housing Units	659	1,517	1,329
2010 Total Housing Units	3,295	9,252	10,143
2010 Owner Occupied Housing Units	1,358	4,564	6,407
2010 Renter Occupied Housing Units	1,327	3,300	2,893
2010 Vacant Housing Units	610	1,388	843
2019 Total Housing Units	3,085	8,830	10,257
2019 Owner Occupied Housing Units	1,370	4,562	6,630
2019 Renter Occupied Housing Units	1,093	2,789	2,569
2019 Vacant Housing Units	622	1,479	1,058
2024 Total Housing Units	3,094	8,856	10,310
2024 Owner Occupied Housing Units	1,316	4,403	6,540
2024 Renter Occupied Housing Units	1,066	2,713	2,523
2024 Vacant Housing Units	712	1,740	1,247

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