

7,875 SF FOR SALE

FORMER BRIDGESTONE PROPERTY

18 E 11TH ST, ANNISTON, AL 36201

PROPERTY FOR SALE



205.823.3030
TheRetailCompanies.com



PROPERTY PHOTOS



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CALL FOR PRICING

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Real Estate Is Our Passion
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AERIAL

E 11TH ST. 14,818 VPD



WELLS
FARGO



BBVA



TRAFFIC COUNTS

- E 11th St. (14,818 VPD)

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

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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

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|--|------------|------------|------------|
| 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

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-----------------------------|------------|------------|------------|
| 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

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------------------|------------|------------|------------|
| 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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