

8,500 +/- SF (1.94 ACRES) FOR LEASE

FORMER LOGAN'S ROADHOUSE (HWY 280)

100 RESOURCE CENTER PARKWAY, BIRMINGHAM, ALABAMA 35242

PROPERTY FOR LEASE



205.823.3030

TheRetailCompanies.com



PROPERTY PHOTOS

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

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AERIAL



TRAFFIC COUNTS

- HWY 280 (88,400 VPD)

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AERIAL



QUICK FACTS

- Freestanding restaurant opportunity with full access on Hwy 280
- Excellent billboard location with pylon signage with ample, well-lit parking
- Significant room on all sides of the building for various traffic configurations if needed
- Multiple access points on site
- Nearby to national retailers like Target, Home Depot, Fresh Market, Aldi, Best Buy, Kohls and others

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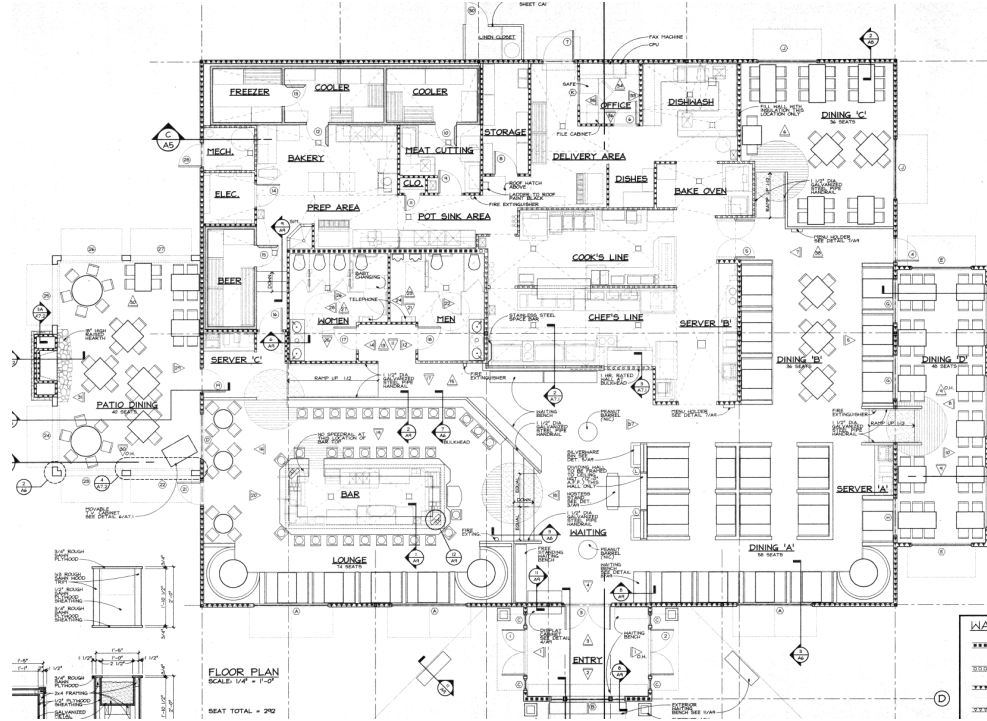
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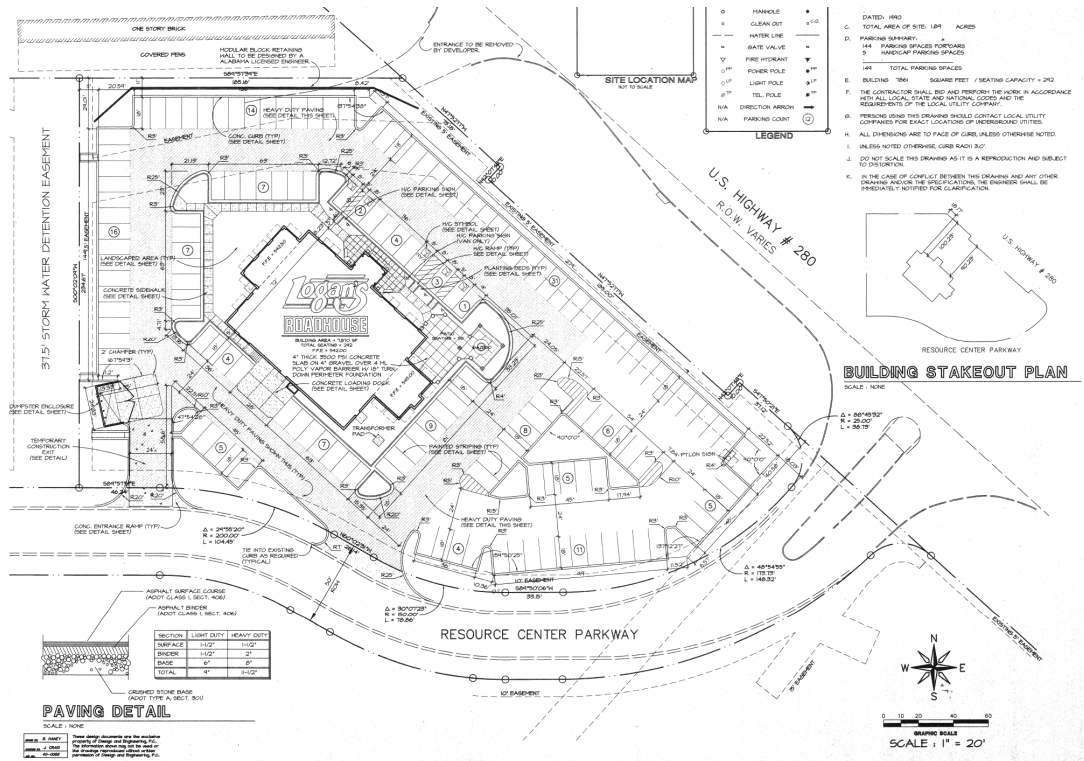
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FLOORPLAN



SURVEY

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,124	31,017	72,507
2010 Population	6,152	38,862	89,204
2019 Population	7,405	44,486	97,690
2024 Population	8,059	47,485	102,666
2000-2010 Annual Rate	4.08%	2.28%	2.09%
2010-2019 Annual Rate	2.02%	1.47%	0.99%
2019-2024 Annual Rate	1.71%	1.31%	1.00%
2019 Male Population	49.9%	48.6%	48.5%
2019 Female Population	50.1%	51.4%	51.5%
2019 Median Age	33.5	38.3	40.8

In the identified area, the current year population is 97,690. In 2010, the Census count in the area was 89,204. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 102,666 representing a change of 1.00% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 33.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	64.7%	81.7%	85.0%
2019 Black Alone	23.2%	10.6%	8.4%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	4.9%	4.2%	3.5%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	4.3%	1.5%	1.3%
2019 Two or More Races	2.6%	1.7%	1.5%
2019 Hispanic Origin (Any Race)	9.3%	4.2%	3.5%

Persons of Hispanic origin represent 3.5% 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 31.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	62	133	192
2000 Households	2,365	13,160	28,958
2010 Households	3,368	17,394	36,475
2019 Total Households	3,962	19,900	39,883
2024 Total Households	4,288	21,218	41,856
2000-2010 Annual Rate	3.60%	2.83%	2.33%
2010-2019 Annual Rate	1.77%	1.47%	0.97%
2019-2024 Annual Rate	1.59%	1.29%	0.97%
2019 Average Household Size	1.86	2.23	2.44

The household count in this area has changed from 36,475 in 2010 to 39,883 in the current year, a change of 0.97% annually. The five-year projection of households is 41,856, a change of 0.97% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 26,094 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	27.2%	22.2%	19.4%
Median Household Income			
2019 Median Household Income	\$56,291	\$74,554	\$93,456
2024 Median Household Income	\$63,713	\$82,702	\$101,572
2019-2024 Annual Rate	2.51%	2.10%	1.68%
Average Household Income			
2019 Average Household Income	\$78,757	\$107,587	\$134,551
2024 Average Household Income	\$92,236	\$118,944	\$145,307
2019-2024 Annual Rate	3.21%	2.03%	1.55%
Per Capita Income			
2019 Per Capita Income	\$40,593	\$47,433	\$55,000
2024 Per Capita Income	\$47,335	\$52,428	\$59,305
2019-2024 Annual Rate	3.12%	2.02%	1.52%

Households by Income

Current median household income is \$93,456 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$101,572 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$134,551 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$145,307 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$55,000 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$59,305 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2019 Housing Affordability Index	92	114	128
2000 Total Housing Units	2,674	14,109	30,693
2000 Owner Occupied Housing Units	999	7,993	21,106
2000 Renter Occupied Housing Units	1,365	5,167	7,852
2000 Vacant Housing Units	310	949	1,735
2010 Total Housing Units	4,177	19,478	39,564
2010 Owner Occupied Housing Units	799	9,996	25,943
2010 Renter Occupied Housing Units	2,569	7,398	10,532
2010 Vacant Housing Units	809	2,084	3,089
2019 Total Housing Units	4,982	22,319	43,368
2019 Owner Occupied Housing Units	904	10,497	26,757
2019 Renter Occupied Housing Units	3,058	9,403	13,126
2019 Vacant Housing Units	1,020	2,419	3,485
2024 Total Housing Units	5,434	23,852	45,593
2024 Owner Occupied Housing Units	993	11,141	27,972
2024 Renter Occupied Housing Units	3,295	10,077	13,884
2024 Vacant Housing Units	1,146	2,634	3,737

Currently, 61.7% of the 43,368 housing units in the area are owner occupied; 30.3% are renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 39,564 housing units in the area - 65.6% owner occupied, 26.6% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 4.16%. Median home value in the area is \$371,377, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.45% annually to \$379,772.

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