

.65 ACRES 23,712 SF BUILDING FOR SALE

FORMER MARK FITZGERALD BUILDING - IRONDALE

1847 CRESTWOOD BLVD., IRONDALE, AL 35210

PROPERTY FOR SALE



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

205.823.3030

www.TheRetailCompanies.com

PROPERTY PHOTO



QUICK FACTS

- Freestanding building with open floor plan 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.

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.

\$1,100,000

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102
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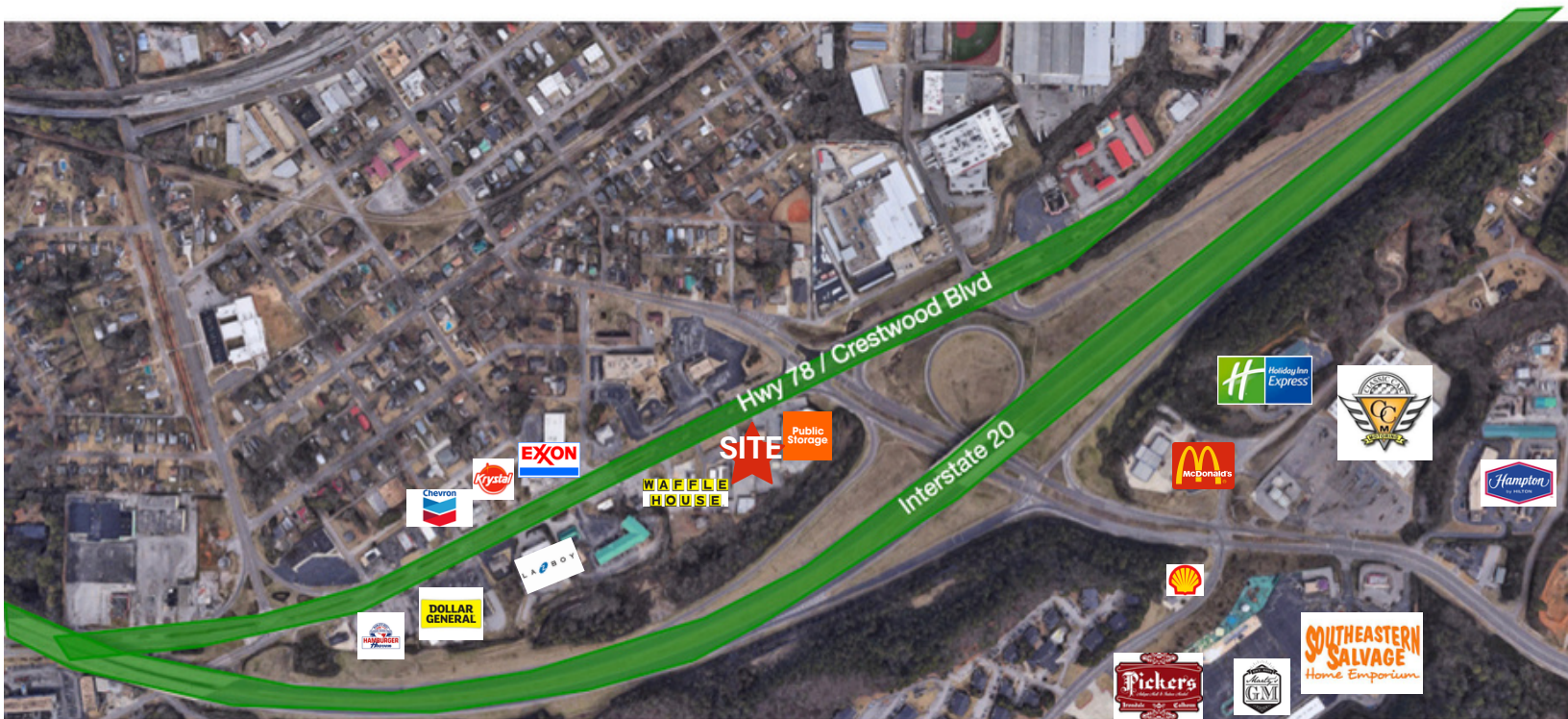


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MARKET AERIAL



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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	5,750	39,836	56,575
2020 Population	5,891	39,997	60,133
2022 Population	5,982	39,465	60,714
2027 Population	5,987	38,880	60,675
2010-2020 Annual Rate	0.24%	0.04%	0.61%
2020-2022 Annual Rate	0.68%	-0.59%	0.43%
2022-2027 Annual Rate	0.02%	-0.30%	-0.01%
2022 Male Population	46.7%	47.4%	48.0%
2022 Female Population	53.3%	52.6%	52.0%
2022 Median Age	43.7	40.5	40.7

In the identified area, the current year population is 60,714. In 2020, the Census count in the area was 60,133. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 60,675 representing a change of -0.01% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	53.4%	52.5%	56.3%
2022 Black Alone	33.4%	39.9%	33.7%
2022 American Indian/Alaska Native Alone	0.4%	0.3%	0.5%
2022 Asian Alone	1.4%	1.1%	1.7%
2022 Pacific Islander Alone	0.0%	0.0%	0.2%
2022 Other Race	5.5%	2.1%	3.3%
2022 Two or More Races	6.0%	4.1%	4.5%
2022 Hispanic Origin (Any Race)	9.0%	4.1%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.0% 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 61.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	53	110	133
2010 Households	2,571	16,001	23,927
2020 Households	2,579	16,720	25,420
2022 Households	2,605	16,619	25,557
2027 Households	2,613	16,438	25,640
2010-2020 Annual Rate	0.03%	0.44%	0.61%
2020-2022 Annual Rate	0.45%	-0.27%	0.24%
2022-2027 Annual Rate	0.06%	-0.22%	0.06%
2022 Average Household Size	2.18	2.30	2.35

The household count in this area has changed from 25,420 in 2020 to 25,557 in the current year, a change of 0.24% annually. The five-year projection of households is 25,640, a change of 0.06% annually from the current year total. Average household size is currently 2.35, compared to 2.34 in the year 2020. The number of families in the current year is 14,535 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	15.2%	22.6%	28.4%
Median Household Income			
2022 Median Household Income	\$57,102	\$59,220	\$68,853
2027 Median Household Income	\$66,239	\$72,736	\$84,346
2022-2027 Annual Rate	3.01%	4.20%	4.14%
Average Household Income			
2022 Average Household Income	\$73,147	\$105,921	\$126,277
2027 Average Household Income	\$88,042	\$124,200	\$145,003
2022-2027 Annual Rate	3.78%	3.24%	2.80%
Per Capita Income			
2022 Per Capita Income	\$32,350	\$44,608	\$53,342
2027 Per Capita Income	\$39,026	\$52,480	\$61,465
2022-2027 Annual Rate	3.82%	3.30%	2.88%

Households by Income
Current median household income is \$68,853 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$84,346 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$126,277 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$145,003 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$53,342 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$61,465 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	162	109	87
2010 Total Housing Units	2,771	19,064	27,966
2010 Owner Occupied Housing Units	1,743	10,534	15,022
2010 Renter Occupied Housing Units	829	5,467	8,905
2010 Vacant Housing Units	200	3,063	4,039
2020 Total Housing Units	2,872	18,950	28,202
2020 Vacant Housing Units	293	2,230	2,782
2022 Total Housing Units	2,901	18,814	28,396
2022 Owner Occupied Housing Units	1,502	10,642	15,346
2022 Renter Occupied Housing Units	1,104	5,977	10,211
2022 Vacant Housing Units	296	2,195	2,839
2027 Total Housing Units	2,919	18,665	28,575
2027 Owner Occupied Housing Units	1,548	10,585	15,479
2027 Renter Occupied Housing Units	1,065	5,853	10,161
2027 Vacant Housing Units	306	2,227	2,935

Currently, 54.0% of the 28,396 housing units in the area are owner occupied; 36.0%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 28,202 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$371,166, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.18% annually to \$501,046.

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