

5,855 SF FOR LEASE

## FORMER MEXICALI BLUES RESTAURANT DOWNTOWN TRUSSVILLE

215 BELL WAY, TRUSSVILLE, AL 35173

PROPERTY FOR LEASE



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

205.823.3030

[www.TheRetailCompanies.com](http://www.TheRetailCompanies.com)

### PROPERTY PHOTOS



**This is currently an operating business. Please do not contact Tenant.**

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**

**Bill Clements, CCIM**

[Bill@TheRetailCompanies.com](mailto:Bill@TheRetailCompanies.com)

205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

[Brooks@TheRetailCompanies.com](mailto:Brooks@TheRetailCompanies.com)

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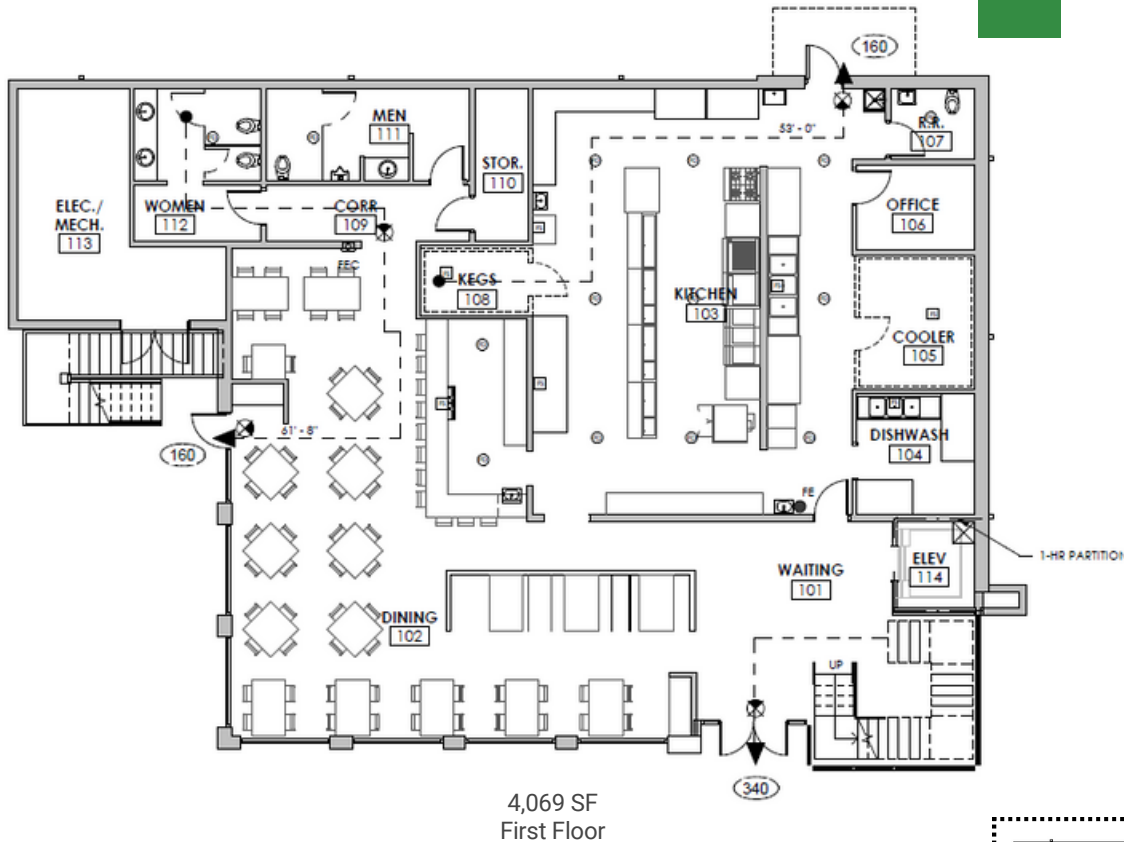
PROPERTY FOR LEASE



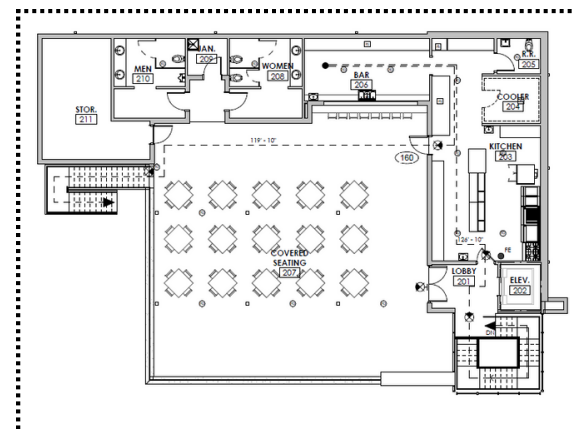
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4,069 SF  
First Floor



1,786 SF  
Second Floor

4,069 SF First Floor

1,786 Second Floor

**TOTAL: 5,855 SF FOR LEASE**

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## MARKET AERIAL



## QUICK FACTS

- Restaurant opportunity in the newly developed Entertainment District Development.
- Excellent patio and location in the heart of the entertainment district.
- Patio & Balcony - great for concerts and events on the adjacent stage / pavilion common area
- Fully built-out restaurant

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,655	19,403	57,729
2010 Population	6,002	23,507	65,908
2021 Population	6,180	23,384	67,044
2026 Population	6,246	23,530	67,571
2000-2010 Annual Rate	2.57%	1.94%	1.33%
2010-2021 Annual Rate	0.26%	-0.05%	0.15%
2021-2026 Annual Rate	0.21%	0.12%	0.16%
2021 Male Population	47.5%	47.6%	47.0%
2021 Female Population	52.5%	52.4%	53.0%
2021 Median Age	40.1	40.2	38.7

In the identified area, the current year population is 67,044. In 2010, the Census count in the area was 65,908. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 67,571 representing a change of 0.16% annually from 2021 to 2026. Currently, the population is 47.0% male and 53.0% female.

### Median Age

The median age in this area is 40.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	82.8%	73.4%	56.9%
2021 Black Alone	11.3%	21.7%	38.1%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	3.3%	2.1%	1.3%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.0%	1.0%	1.7%
2021 Two or More Races	1.4%	1.6%	1.7%
2021 Hispanic Origin (Any Race)	2.1%	2.2%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.9% 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 56.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	107	109	87
2000 Households	1,815	7,377	22,194
2010 Households	2,352	9,077	25,212
2021 Total Households	2,495	9,146	25,718
2026 Total Households	2,523	9,209	25,909
2000-2010 Annual Rate	2.63%	2.10%	1.28%
2010-2021 Annual Rate	0.53%	0.07%	0.18%
2021-2026 Annual Rate	0.22%	0.14%	0.15%
2021 Average Household Size	2.44	2.54	2.59

The household count in this area has changed from 25,212 in 2010 to 25,718 in the current year, a change of 0.18% annually. The five-year projection of households is 25,909, a change of 0.15% annually from the current year total. Average household size is currently 2.59, compared to 2.60 in the year 2010. The number of families in the current year is 18,231 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.6%	13.3%	12.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$75,122	\$72,868	\$60,228
2026 Median Household Income	\$80,987	\$80,499	\$66,751
2021-2026 Annual Rate	1.51%	2.01%	2.08%
<b>Average Household Income</b>			
2021 Average Household Income	\$91,247	\$91,597	\$79,848
2026 Average Household Income	\$102,527	\$104,066	\$90,750
2021-2026 Annual Rate	2.36%	2.59%	2.59%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$35,632	\$35,686	\$30,603
2026 Per Capita Income	\$40,065	\$40,561	\$34,764
2021-2026 Annual Rate	2.37%	2.59%	2.58%

Current median household income is \$60,228 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$66,751 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$79,848 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,750 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,603 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,764 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	183	187	192
2000 Total Housing Units	1,937	7,670	23,354
2000 Owner Occupied Housing Units	1,570	6,574	17,630
2000 Renter Occupied Housing Units	245	804	4,564
2000 Vacant Housing Units	122	292	1,160
2010 Total Housing Units	2,546	9,607	27,565
2010 Owner Occupied Housing Units	1,836	7,418	18,878
2010 Renter Occupied Housing Units	516	1,659	6,334
2010 Vacant Housing Units	194	530	2,353
2021 Total Housing Units	2,670	9,762	28,415
2021 Owner Occupied Housing Units	1,822	7,265	18,780
2021 Renter Occupied Housing Units	673	1,881	6,938
2021 Vacant Housing Units	175	616	2,697
2026 Total Housing Units	2,700	9,836	28,662
2026 Owner Occupied Housing Units	1,846	7,336	19,150
2026 Renter Occupied Housing Units	677	1,873	6,760
2026 Vacant Housing Units	177	627	2,753

Currently, 66.1% of the 28,415 housing units in the area are owner occupied; 24.4%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 27,565 housing units in the area - 68.5% owner occupied, 23.0% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 1.36%. Median home value in the area is \$183,333, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.30% annually to \$237,316.

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