

28,112 SF FOR LEASE

FORMER SPROUTS FARMERS MARKET

1031 MONTGOMERY HIGHWAY, VESTAVIA HILLS, AL 35216

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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Real Estate Is Our Passion
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SITE PLAN



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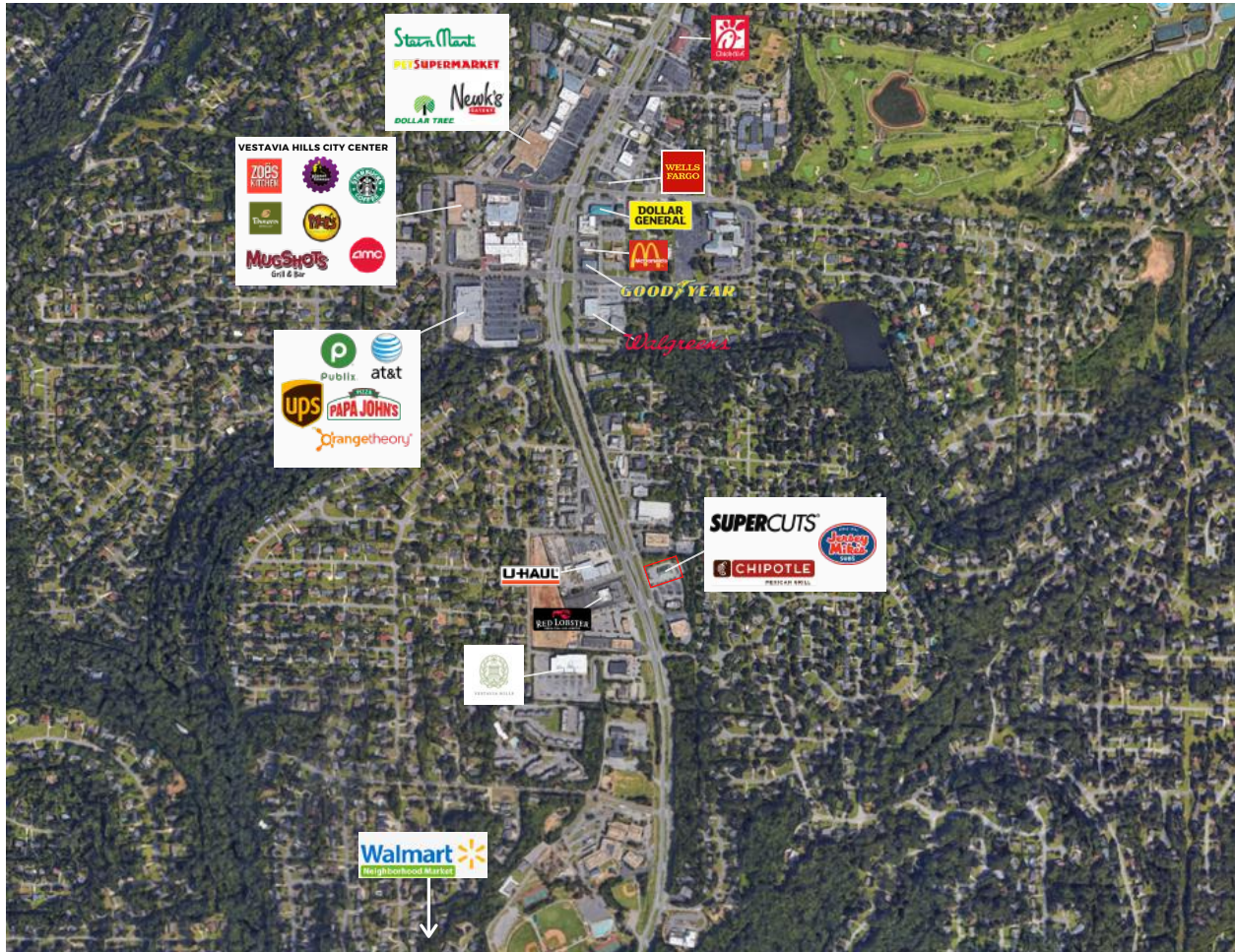
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AERIAL



QUICK FACTS

- Located on U.S. Highway 31 in Vestavia Hills
- Traffic Count: 31,230 cars per day
- Across U.S. Highway 31 from Vestavia City Hall and Shoppes at City Hall
- Signalized location
- PYLON SIGNAGE AVAILABLE

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	6,770	59,320	156,032
2010 Population	6,954	61,816	164,221
2020 Population	7,297	63,682	172,317
2025 Population	7,427	64,315	176,760
2000-2010 Annual Rate	0.27%	0.41%	0.51%
2010-2020 Annual Rate	0.47%	0.29%	0.47%
2020-2025 Annual Rate	0.35%	0.20%	0.51%
2020 Male Population	48.8%	47.7%	48.1%
2020 Female Population	51.2%	52.3%	51.9%
2020 Median Age	42.9	37.1	35.9

In the identified area, the current year population is 172,317. In 2010, the Census count in the area was 164,221. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 176,760 representing a change of 0.51% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	89.4%	79.5%	67.5%
2020 Black Alone	3.5%	11.4%	22.7%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2020 Asian Alone	4.7%	4.3%	4.1%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.1%	2.9%	3.6%
2020 Two or More Races	1.2%	1.7%	1.8%
2020 Hispanic Origin (Any Race)	2.5%	5.7%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 18.8% 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 55.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	227	161	129
2000 Households	2,752	25,055	69,123
2010 Households	2,740	25,653	71,452
2020 Total Households	2,871	26,205	74,495
2025 Total Households	2,916	26,426	76,501
2000-2010 Annual Rate	-0.04%	0.24%	0.33%
2010-2020 Annual Rate	0.46%	0.21%	0.41%
2020-2025 Annual Rate	0.31%	0.17%	0.53%
2020 Average Household Size	2.54	2.34	2.24

The household count in this area has changed from 71,452 in 2010 to 74,495 in the current year, a change of 0.41% annually. The five-year projection of households is 76,501, a change of 0.53% annually from the current year total. Average household size is currently 2.24, compared to 2.22 in the year 2010. The number of families in the current year is 40,558 in the specified area.

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Mortgage Income			
2020 Percent of Income for Mortgage	14.1%	16.3%	18.5%
Median Household Income			
2020 Median Household Income	\$116,131	\$87,081	\$70,946
2025 Median Household Income	\$123,129	\$92,584	\$75,912
2020-2025 Annual Rate	1.18%	1.23%	1.36%
Average Household Income			
2020 Average Household Income	\$156,430	\$126,025	\$106,262
2025 Average Household Income	\$170,797	\$138,166	\$116,460
2020-2025 Annual Rate	1.77%	1.86%	1.85%
Per Capita Income			
2020 Per Capita Income	\$62,502	\$52,356	\$46,014
2025 Per Capita Income	\$68,134	\$57,249	\$50,441
2020-2025 Annual Rate	1.74%	1.80%	1.85%

Households by Income

Current median household income is \$70,946 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$75,912 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$106,262 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$116,460 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$46,014 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$50,441 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	166	146	129
2000 Total Housing Units	2,865	26,427	75,337
2000 Owner Occupied Housing Units	2,018	16,227	37,007
2000 Renter Occupied Housing Units	734	8,828	32,116
2000 Vacant Housing Units	113	1,372	6,214
2010 Total Housing Units	2,899	27,826	81,509
2010 Owner Occupied Housing Units	2,192	16,682	38,907
2010 Renter Occupied Housing Units	548	8,971	32,545
2010 Vacant Housing Units	159	2,173	10,057
2020 Total Housing Units	2,993	28,379	85,516
2020 Owner Occupied Housing Units	2,239	16,354	38,775
2020 Renter Occupied Housing Units	632	9,850	35,721
2020 Vacant Housing Units	122	2,174	11,021
2025 Total Housing Units	3,027	28,604	87,798
2025 Owner Occupied Housing Units	2,268	16,459	39,361
2025 Renter Occupied Housing Units	648	9,967	37,141
2025 Vacant Housing Units	111	2,178	11,297

Currently, 45.3% of the 85,516 housing units in the area are owner occupied; 41.8%, renter occupied; and 12.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 81,509 housing units in the area - 47.7% owner occupied, 39.9% renter occupied, and 12.3% vacant. The annual rate of change in housing units since 2010 is 2.16%. Median home value in the area is \$314,146, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.03% annually to \$330,654.

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