



GRAHAM CENTER

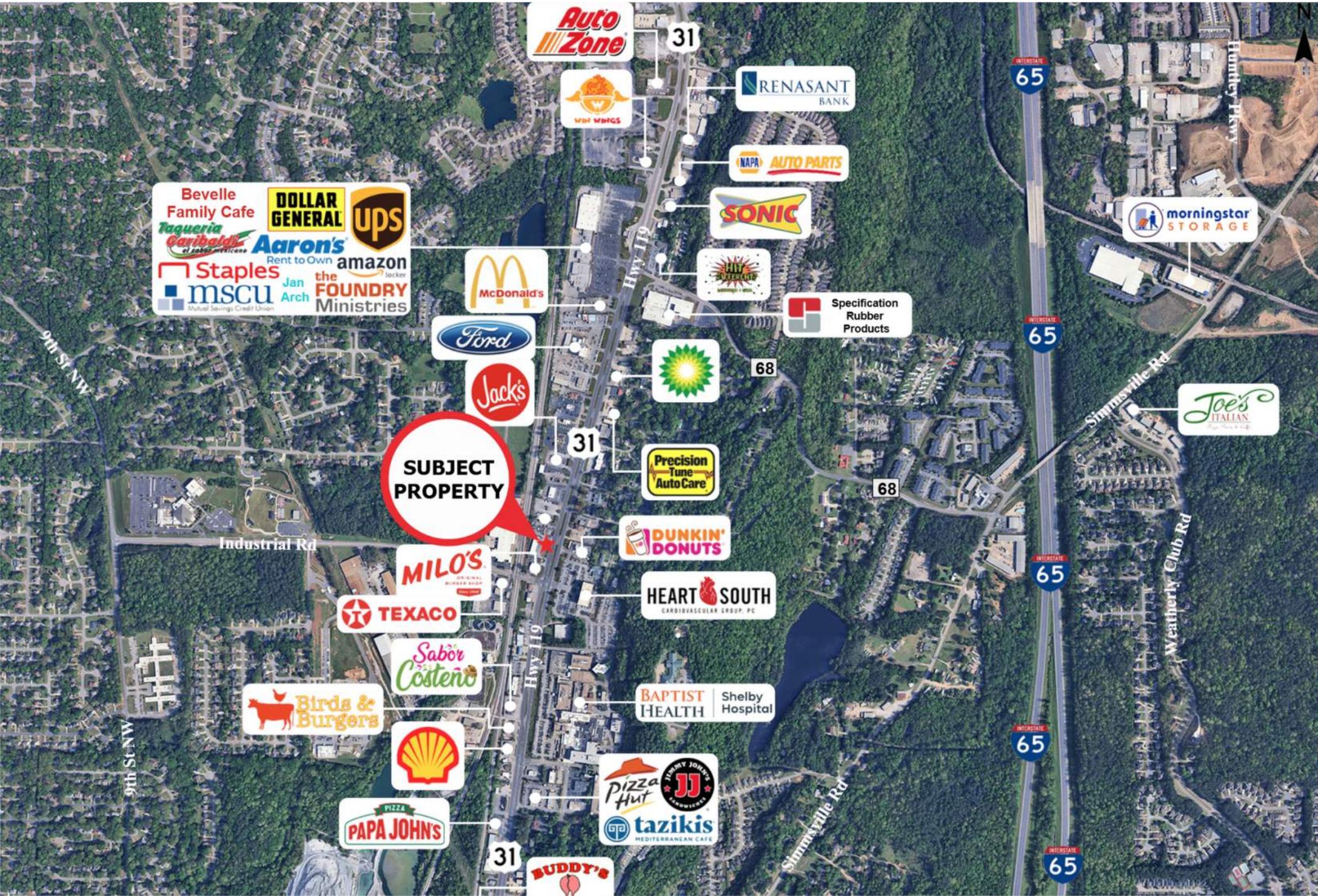
1123 1st Street North, Alabaster, AL 35007



Graham Center

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FOR LEASE



Executive Summary

1123 1st St N, Alabaster, Alabama, 35007

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	5,934	33,957	61,018
2020 Population	6,241	36,110	68,074
2025 Population	6,441	37,017	71,027
2030 Population	6,651	38,418	74,061
2010-2020 Annual Rate	0.51%	0.62%	1.10%
2020-2025 Annual Rate	0.60%	0.47%	0.81%
2025-2030 Annual Rate	0.64%	0.75%	0.84%

Age	1 mile	3 miles	5 miles
2025 Median Age	38.1	38.8	38.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	56.7%	67.3%	67.2%
Black Alone	21.4%	15.6%	14.8%
American Indian Alone	1.1%	0.7%	0.8%
Asian Alone	1.8%	1.5%	1.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	10.4%	6.7%	7.5%
Two or More Races	8.5%	8.0%	7.9%
Hispanic Origin	17.0%	11.9%	12.9%
Diversity Index	72.3	61.4	62.3

Households	1 mile	3 miles	5 miles
2010 Total Households	2,140	12,544	22,069
2020 Total Households	2,239	13,376	24,600
2025 Total Households	2,356	14,013	26,142
2030 Total Households	2,473	14,726	27,566
2010-2020 Annual Rate	0.45%	0.64%	1.09%
2020-2025 Annual Rate	0.97%	0.89%	1.16%
2025-2030 Annual Rate	0.97%	1.00%	1.07%
2025 Average Household Size	2.63	2.62	2.70
Wealth Index	70	89	99

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 1123 1st St N, Alabaster, Alabama, 35007 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.5%	19.8%	21.0%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$80,047	\$86,677	\$88,806
2030 Median Household Income	\$86,763	\$95,989	\$99,681
2025-2030 Annual Rate	1.62%	2.06%	2.34%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$96,125	\$109,810	\$115,868
2030 Average Household Income	\$106,044	\$120,337	\$127,180

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$35,774	\$41,365	\$42,760
2030 Per Capita Income	\$40,091	\$45,889	\$47,455
2025-2030 Annual Rate	2.30%	2.10%	2.11%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	39.1	38.6	40.3

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	51.9	58.5	58.8

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	124	122	116
2010 Total Housing Units	2,320	13,275	23,335
2010 Owner Occupied Hus (%)	77.4%	85.3%	86.1%
2010 Renter Occupied Hus (%)	22.7%	14.7%	13.9%
2010 Vacant Housing Units (%)	7.8%	5.5%	5.4%
2020 Housing Units	2,336	13,830	25,463
2020 Owner Occupied HUs (%)	71.8%	80.0%	82.8%
2020 Renter Occupied HUs (%)	28.2%	19.9%	17.2%
Vacant Housing Units	4.1%	3.5%	3.4%
2025 Housing Units	2,437	14,449	26,944
Owner Occupied Housing Units	73.2%	80.7%	83.4%
Renter Occupied Housing Units	26.8%	19.3%	16.6%
Vacant Housing Units	3.3%	3.0%	3.0%
2030 Total Housing Units	2,556	15,161	28,366
2030 Owner Occupied Housing Units	1,833	11,914	23,026
2030 Renter Occupied Housing Units	640	2,811	4,540
2030 Vacant Housing Units	83	435	800

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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