

+/- 6,500 SF BUILDING - 0.96 ACRES

GARDENDALE FORMER RESTAURANT

896 DECATUR HWY GARDENDALE, AL 35071

FOR SALE / LEASE



The
Retail
Companies
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205.823.3030
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PROPERTY PHOTO



QUICK FACTS

- Rare freestanding building opportunity in Gardendale on Hwy 31
- Ample parking with full access to Hwy 31
- Excellent pylon signage

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CALL FOR PRICING

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

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1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
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MARKET AERIAL



TRAFFIC COUNTS

HWY 31: 16,476 VPD

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DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 2,263 | 17,746 | 31,406 |
| 2020 Population | 2,415 | 19,593 | 35,108 |
| 2024 Population | 2,734 | 19,659 | 35,146 |
| 2029 Population | 2,683 | 19,464 | 34,982 |
| 2010-2020 Annual Rate | 0.65% | 1.00% | 1.12% |
| 2020-2024 Annual Rate | 2.96% | 0.08% | 0.03% |
| 2024-2029 Annual Rate | -0.38% | -0.20% | -0.09% |
| 2020 Male Population | 46.7% | 47.2% | 46.9% |
| 2020 Female Population | 53.3% | 52.8% | 53.1% |
| 2020 Median Age | 41.7 | 41.0 | 40.2 |
| 2024 Male Population | 47.7% | 48.1% | 47.9% |
| 2024 Female Population | 52.3% | 51.9% | 52.1% |
| 2024 Median Age | 41.3 | 41.1 | 40.6 |

In the identified area, the current year population is 35,146. In 2020, the Census count in the area was 35,108. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 34,982 representing a change of -0.09% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2024 White Alone | 70.9% | 71.4% | 66.3% |
| 2024 Black Alone | 18.0% | 15.3% | 21.4% |
| 2024 American Indian/Alaska Native Alone | 0.4% | 0.5% | 0.5% |
| 2024 Asian Alone | 2.6% | 1.5% | 1.3% |
| 2024 Pacific Islander Alone | 0.2% | 0.1% | 0.1% |
| 2024 Other Race | 2.1% | 5.6% | 5.2% |
| 2024 Two or More Races | 5.9% | 5.6% | 5.3% |
| 2024 Hispanic Origin (Any Race) | 4.4% | 8.4% | 8.4% |

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 19.6% 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 58.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2024 Wealth Index | 88 | 107 | 96 |
| 2010 Households | 1,015 | 7,125 | 12,815 |
| 2020 Households | 1,099 | 7,830 | 14,325 |
| 2024 Households | 1,237 | 7,930 | 14,432 |
| 2029 Households | 1,227 | 7,886 | 14,423 |
| 2010-2020 Annual Rate | 0.80% | 0.95% | 1.12% |
| 2020-2024 Annual Rate | 2.82% | 0.30% | 0.18% |
| 2024-2029 Annual Rate | -0.16% | -0.11% | -0.01% |
| 2024 Average Household Size | 2.19 | 2.46 | 2.41 |

The household count in this area has changed from 14,325 in 2020 to 14,432 in the current year, a change of 0.18% annually. The five-year projection of households is 14,423, a change of -0.01% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 9,496 in the specified area.

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| Mortgage Income | | | |
| 2024 Percent of Income for Mortgage | 22.3% | 21.4% | 21.8% |
| Median Household Income | | | |
| 2024 Median Household Income | \$71,237 | \$77,956 | \$75,060 |
| 2029 Median Household Income | \$85,092 | \$91,599 | \$85,740 |
| 2024-2029 Annual Rate | 3.62% | 3.28% | 2.70% |
| Average Household Income | | | |
| 2024 Average Household Income | \$97,222 | \$106,779 | \$100,039 |
| 2029 Average Household Income | \$114,074 | \$126,843 | \$118,259 |
| 2024-2029 Annual Rate | 3.25% | 3.50% | 3.40% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$42,557 | \$43,171 | \$41,061 |
| 2029 Per Capita Income | \$50,393 | \$51,493 | \$48,730 |
| 2024-2029 Annual Rate | 3.44% | 3.59% | 3.48% |
| GINI Index | | | |
| 2024 Gini Index | 41.2 | 40.1 | 40.4 |

Current median household income is \$75,060 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,740 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$100,039 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$118,259 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,061 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,730 in five years, compared to \$51,203 for all U.S. households.

| | | | |
|------------------------------------|-------|-------|--------|
| Housing | | | |
| 2024 Housing Affordability Index | 115 | 120 | 117 |
| 2010 Total Housing Units | 1,103 | 7,633 | 13,759 |
| 2010 Owner Occupied Housing Units | 721 | 5,660 | 9,665 |
| 2010 Renter Occupied Housing Units | 294 | 1,466 | 3,150 |
| 2010 Vacant Housing Units | 88 | 508 | 944 |
| 2020 Total Housing Units | 1,164 | 8,320 | 15,328 |
| 2020 Owner Occupied Housing Units | 759 | 5,999 | 10,467 |
| 2020 Renter Occupied Housing Units | 340 | 1,831 | 3,858 |
| 2020 Vacant Housing Units | 66 | 464 | 999 |
| 2024 Total Housing Units | 1,328 | 8,471 | 15,523 |
| 2024 Owner Occupied Housing Units | 743 | 5,967 | 10,507 |
| 2024 Renter Occupied Housing Units | 494 | 1,963 | 3,925 |
| 2024 Vacant Housing Units | 91 | 541 | 1,091 |
| 2029 Total Housing Units | 1,328 | 8,478 | 15,550 |
| 2029 Owner Occupied Housing Units | 740 | 5,950 | 10,589 |
| 2029 Renter Occupied Housing Units | 486 | 1,936 | 3,834 |
| 2029 Vacant Housing Units | 101 | 592 | 1,127 |
| Socioeconomic Status Index | | | |
| 2024 Socioeconomic Status Index | 50.2 | 53.3 | 52.7 |

Currently, 67.7% of the 15,523 housing units in the area are owner occupied; 25.3%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 15,328 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.30%. Median home value in the area is \$261,683, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.44% annually to \$357,532.

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