

FULLY LEASED

# GARDENDALE PLAZA II

524 FIELDSTOWN ROAD, GARDENDALE, AL 35071

PROPERTY FOR LEASE



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

205.823.3030  
[www.TheRetailCompanies.com](http://www.TheRetailCompanies.com)



## QUICK FACTS

- Great retail opportunity along Gardendale's most sought after corridor
- Pylon signage available
- Visibility from Fieldstown Road

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**

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## MARKET AERIAL



## TRAFFIC COUNTS

19,121 VPD

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,432	16,298	27,068
2010 Population	2,553	19,480	30,924
2021 Population	2,633	19,711	32,052
2026 Population	2,659	19,842	32,452
2000-2010 Annual Rate	0.49%	1.80%	1.34%
2010-2021 Annual Rate	0.27%	0.10%	0.32%
2021-2026 Annual Rate	0.20%	0.13%	0.25%
2021 Male Population	47.2%	47.5%	47.4%
2021 Female Population	52.8%	52.5%	52.6%
2021 Median Age	44.8	41.6	41.3

In the identified area, the current year population is 32,052. In 2010, the Census count in the area was 30,924. The rate of change since 2010 was 0.32% annually. The five-year projection for the population in the area is 32,452 representing a change of 0.25% annually from 2021 to 2026. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 44.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	84.5%	82.6%	79.0%
2021 Black Alone	10.7%	11.2%	14.4%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2021 Asian Alone	2.0%	1.3%	1.1%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	0.8%	2.7%	3.1%
2021 Two or More Races	1.7%	1.8%	1.9%
2021 Hispanic Origin (Any Race)	1.9%	6.0%	6.1%

Persons of Hispanic origin represent 6.1% 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 42.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	66	87	79
2000 Households	1,070	6,634	10,986
2010 Households	1,100	7,915	12,670
2021 Total Households	1,132	8,018	13,216
2026 Total Households	1,143	8,071	13,399
2000-2010 Annual Rate	0.28%	1.78%	1.44%
2010-2021 Annual Rate	0.26%	0.11%	0.38%
2021-2026 Annual Rate	0.19%	0.13%	0.28%
2021 Average Household Size	2.30	2.44	2.40

The household count in this area has changed from 12,670 in 2010 to 13,216 in the current year, a change of 0.38% annually. The five-year projection of households is 13,399, a change of 0.28% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2010. The number of families in the current year is 8,824 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.7%	12.4%	13.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$52,249	\$65,645	\$59,696
2026 Median Household Income	\$58,615	\$75,795	\$66,751
2021-2026 Annual Rate	2.33%	2.92%	2.26%
<b>Average Household Income</b>			
2021 Average Household Income	\$70,738	\$83,181	\$77,909
2026 Average Household Income	\$81,341	\$95,506	\$89,425
2021-2026 Annual Rate	2.83%	2.80%	2.80%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$30,501	\$33,963	\$32,044
2026 Per Capita Income	\$35,083	\$39,000	\$36,828
2021-2026 Annual Rate	2.84%	2.80%	2.82%

**Households by Income**  
Current median household income is \$59,696 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 \$77,909 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,425 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,044 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,828 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	157	198	182
2000 Total Housing Units	1,115	6,968	11,704
2000 Owner Occupied Housing Units	810	5,540	8,649
2000 Renter Occupied Housing Units	260	1,095	2,337
2000 Vacant Housing Units	45	333	718
2010 Total Housing Units	1,194	8,433	13,597
2010 Owner Occupied Housing Units	762	6,330	9,581
2010 Renter Occupied Housing Units	338	1,585	3,089
2010 Vacant Housing Units	94	518	927
2021 Total Housing Units	1,228	8,588	14,162
2021 Owner Occupied Housing Units	752	6,243	9,678
2021 Renter Occupied Housing Units	381	1,775	3,538
2021 Vacant Housing Units	96	570	946
2026 Total Housing Units	1,238	8,643	14,319
2026 Owner Occupied Housing Units	776	6,357	9,936
2026 Renter Occupied Housing Units	366	1,714	3,462
2026 Vacant Housing Units	95	572	920

Currently, 68.3% of the 14,162 housing units in the area are owner occupied; 25.0%, renter occupied; and 6.7% 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 13,597 housing units in the area - 70.5% owner occupied, 22.7% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 1.83%. Median home value in the area is \$191,992, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.45% annually to \$238,709.

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