

1,185 - 4,015 SF FOR LEASE

GREYSTONE CENTRE

5510 HWY 280 SOUTH BIRMINGHAM, AL 35242

PROPERTY FOR LEASE



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

205.823.3030
www.TheRetailCompanies.com



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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205.823.3070

Real Estate Is Our Passion

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QUICK FACTS

- Large 5+ Acre Site on Highway 280
- Located In front of Lee Branch Shopping Center (Publix, Dicks, Golf Galaxy, Hobby Lobby, AMC, etc.)
- Full Access To and From Highway 280 (52,475 Vehicles Per Day)
- Ample Parking Field

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MARKET AERIAL



TRAFFIC COUNTS

- 52,475 VPD (Highway 280)

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SITE



US Highway 280

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SITE PLAN



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	2,329	23,075	39,402
2010 Population	3,316	33,218	57,573
2021 Population	3,752	37,787	66,486
2026 Population	3,979	40,137	70,987
2000-2010 Annual Rate	3.60%	3.71%	3.87%
2010-2021 Annual Rate	1.10%	1.15%	1.29%
2021-2026 Annual Rate	1.18%	1.21%	1.32%
2021 Male Population	48.3%	48.9%	48.8%
2021 Female Population	51.7%	51.1%	51.2%
2021 Median Age	42.0	40.1	39.7

In the identified area, the current year population is 66,486. In 2010, the Census count in the area was 57,573. The rate of change since 2010 was 1.29% annually. The five-year projection for the population in the area is 70,987 representing a change of 1.32% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.1%	80.7%	82.1%
2021 Black Alone	11.1%	11.4%	10.2%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2021 Asian Alone	6.2%	4.5%	4.2%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	1.4%	1.6%
2021 Two or More Races	1.6%	1.7%	1.7%
2021 Hispanic Origin (Any Race)	3.3%	3.9%	4.1%

Persons of Hispanic origin represent 4.1% 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 36.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	167	166	162
2000 Households	1,018	9,449	15,934
2010 Households	1,390	13,700	23,953
2021 Total Households	1,536	15,536	27,700
2026 Total Households	1,617	16,477	29,553
2000-2010 Annual Rate	3.16%	3.78%	4.16%
2010-2021 Annual Rate	0.89%	1.12%	1.30%
2021-2026 Annual Rate	1.03%	1.18%	1.30%
2021 Average Household Size	2.44	2.43	2.39

The household count in this area has changed from 23,953 in 2010 to 27,700 in the current year, a change of 1.30% annually. The five-year projection of households is 29,553, a change of 1.30% annually from the current year total. Average household size is currently 2.39, compared to 2.40 in the year 2010. The number of families in the current year is 17,734 in the specified area.

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