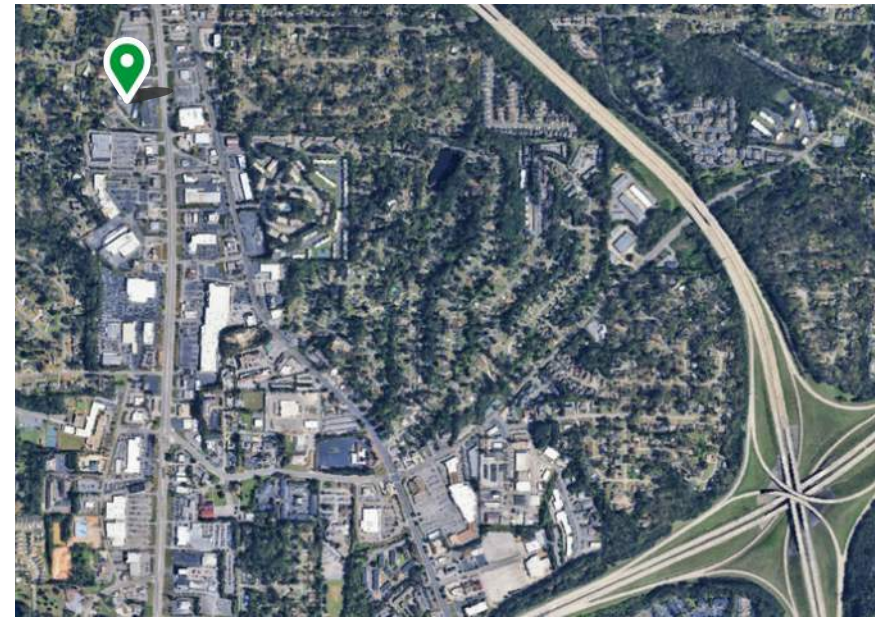




HOOVER VILLAGE

1580 HWY 31 | Hoover, AL 35216



AVAILABILITY

SMALL SHOPS:
748 - 9,903 SF

PADS ALSO AVAILABLE

CONTACT

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PROPERTY OVERVIEW

- Great retail opportunity in one of Hoover's strongest submarkets
- Pylon signage available
- Visibility from Highway 31
- Spaces can be subdivided

TRAFFIC COUNTS

HWY 31

36,750 VPD

SURROUNDING TENANTS

Publix



HomeGoods



Bojangles

T.J. maxx

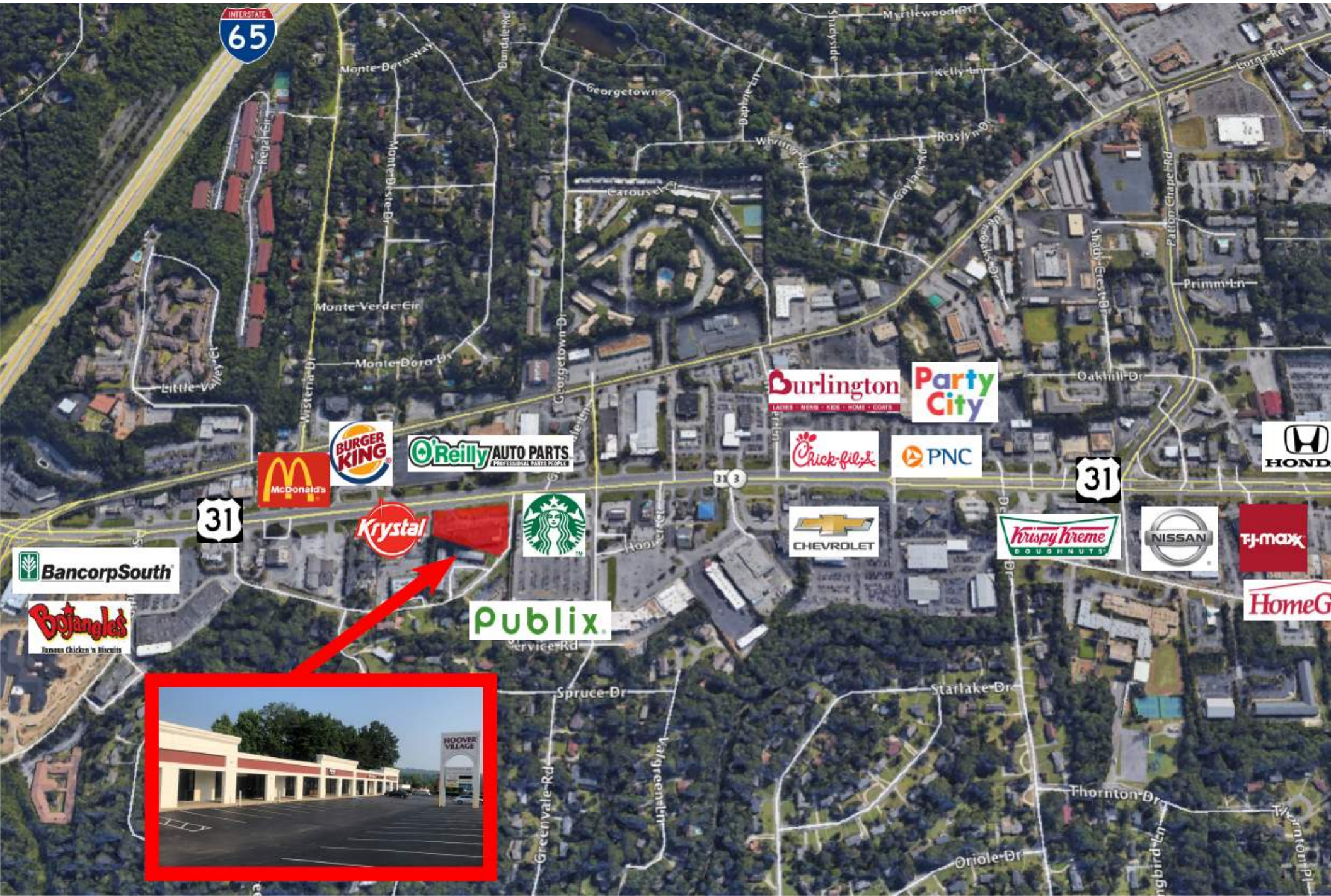
Chick-fil-A



Hoover Village

1580 HWY 31 | Hoover, AL 35216

FOR LEASE



Hoover Village

1580 HWY 31 | Hoover, AL 35216

FOR LEASE



1,338 SF
Click For Video Tour

Executive Summary

1580 US Hwy 31, Hoover, Alabama, 35216

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	8,439	72,589	145,314
2020 Male Population	47.1%	46.9%	46.7%
2020 Female Population	52.9%	53.1%	53.3%
2026 Population	8,482	71,144	146,325
2026 Male Population	47.7%	47.8%	47.5%
2026 Female Population	52.3%	52.2%	52.5%
2031 Population	8,416	70,355	146,862
2031 Male Population	47.6%	47.8%	47.5%
2031 Female Population	52.4%	52.2%	52.5%
2010-2020 Annual Rate	-0.17%	0.63%	1.01%
2020-2026 Annual Rate	0.08%	-0.32%	0.11%
2026-2031 Annual Rate	-0.16%	-0.22%	0.07%

In the identified area, the current year population is **146,325**. In 2020, the Census count in the area was **145,314**. The rate of change since 2020 was **0.11%** annually. The five-year projection for the population in the area is **146,862** representing a change of **0.07%** annually from 2026 to 2031. Currently, the population is **47.5%** male and **52.5%** female.

Median Age

2026 Median Age	39.5	37.4	37.7
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The median age in this area is **37.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	61.7%	65.5%	68.5%
2026 Black Alone	19.2%	19.1%	17.6%
2026 American Indian Alone	0.8%	0.4%	0.3%
2026 Asian Alone	5.1%	5.5%	5.3%
2026 Pacific Islander Alone	0.1%	0.0%	0.0%
2026 Some Other Race Alone	5.5%	3.2%	2.4%
2026 Two or More Races	7.5%	6.3%	5.8%
2026 Hispanic Origin	11.2%	6.9%	5.5%
2026 Diversity Index	65.6	58.7	54.5

Persons of Hispanic origin represent **5.5%** of the population in the identified area compared to **19.9%** 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 **54.5** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1580 US Hwy 31, Hoover, Alabama, 35216 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	109	124	140
2010 Total Households	3,846	28,875	54,418
2020 Total Households	3,769	30,796	59,699
2026 Total Households	3,772	30,641	60,555
2031 Total Households	3,759	30,501	61,165
2010-2020 Annual Rate	-0.20%	0.65%	0.93%
2020-2026 Annual Rate	0.01%	-0.08%	0.23%
2026-2031 Annual Rate	-0.07%	-0.09%	0.20%
2026 Average Household Size	2.17	2.30	2.34

The household count in this area has changed from **59,699** in 2020 to **60,555** in the current year, a change of **0.23%** annually. The five-year projection of households is **61,165**, a change of **0.20%** annually from the current year total. Average household size is currently **2.34**, compared to **2.37** in the year 2020. The number of families in the current year is **37,236** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	27.7%	23.5%	23.6%
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Median Household Income

2026 Median Household Income	\$74,325	\$95,916	\$105,150
2031 Median Household Income	\$87,682	\$112,319	\$125,360
2026-2031 Annual Rate	3.36%	3.21%	3.58%

Average Household Income

2026 Average Household Income	\$128,783	\$148,092	\$159,766
2031 Average Household Income	\$155,805	\$176,167	\$186,618
2026-2031 Annual Rate	3.88%	3.53%	3.16%

Per Capita Income

2026 Per Capita Income	\$55,530	\$64,169	\$66,621
2031 Per Capita Income	\$67,216	\$76,809	\$78,287
2026-2031 Annual Rate	3.89%	3.66%	3.28%

Income Equality

2026 Gini Index	52.7	49.7	48.2
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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