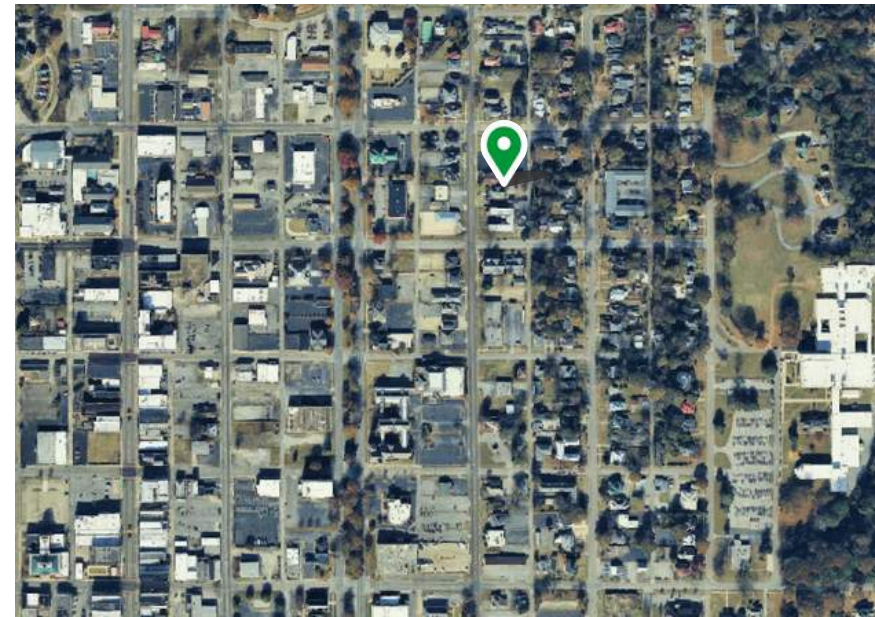




LEIGHTON PROFESSIONAL CENTER

1419 Leighton Avenue | Oxford, AL 36207

**AVAILABILITY**

+/- 3,907 SF

PROPERTY OVERVIEW

- ±3,907 SF professional office space available along Leighton Avenue
- Located at Leighton Avenue and East 15th Street in Anniston
- Established professional-office location with existing financial, counseling, legal and healthcare users in the immediate area
- Convenient access to downtown Anniston, medical facilities and surrounding business districts
- Existing professional-office configuration provides an opportunity for another medical, counseling, financial or traditional office user

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TRAFFIC COUNTS

S Quintard Ave 25,930 VPD

SURROUNDING TENANTS

Leighton Professional Center

1419 Leighton Avenue | Oxford, AL 36207

FOR LEASE



Executive Summary

1 mile

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius



Population	1 mile	3 miles	5 miles
2010 Population	3,632	22,855	45,080
2020 Population	4,063	26,033	50,040
2024 Population	4,181	27,884	51,634
2029 Population	4,374	28,908	52,960
2010-2020 Annual Rate	1.13%	1.31%	1.05%
2020-2024 Annual Rate	0.68%	1.63%	0.74%
2024-2029 Annual Rate	0.91%	0.72%	0.51%

Age

2024 Median Age	34.8	37.6	38.1
U.S. median age is 39.1			

Race and Ethnicity

White Alone	58.4%	66.5%	65.4%
Black Alone	28.9%	21.9%	23.6%
American Indian Alone	0.7%	0.4%	0.4%
Asian Alone	3.4%	2.9%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.0%	1.8%	2.4%
Two or More Races	6.5%	6.3%	6.0%
Hispanic Origin	4.8%	4.4%	4.9%
Diversity Index	60.9	54.6	55.7

Households

2010 Total Households	1,640	8,868	16,746
2020 Total Households	1,936	10,448	19,233
2024 Total Households	2,019	11,192	20,193
2029 Total Households	2,140	11,778	21,034
2010-2020 Annual Rate	1.67%	1.65%	1.39%
2020-2024 Annual Rate	0.99%	1.63%	1.15%
2024-2029 Annual Rate	1.17%	1.03%	0.82%
2024 Average Household Size	2.07	2.48	2.52
Wealth Index	55	82	78

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. [View documentation.](#)

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Executive Summary | 1 mile | Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	19.3%	17.4%	18.4%

Median Household Income

2024 Median Household Income	\$68,664	\$76,941	\$71,974
2029 Median Household Income	\$74,142	\$83,444	\$79,396
2024-2029 Annual Rate	1.55%	1.64%	1.98%

Average Household Income

2024 Average Household Income	\$89,231	\$100,468	\$94,467
2029 Average Household Income	\$96,460	\$112,897	\$106,809

Per Capita Income

2024 Per Capita Income	\$39,036	\$40,454	\$37,326
2029 Per Capita Income	\$43,024	\$46,162	\$42,830
2024-2029 Annual Rate	1.96%	2.67%	2.79%

Income Equality

2024 Gini Index	35.3	37.7	38.9
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Socioeconomic Status

2024 Socioeconomic Status Index	56.5	54.6	52.8
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Housing Unit Summary

Housing Affordability Index	139	154	146
2020 Housing Units	2,038	11,057	20,489
Vacant Housing Units	5.0%	5.5%	6.0%
2024 Housing Units	2,118	11,863	21,577
Owner Occupied Housing Units	39.9%	62.0%	65.6%
Renter Occupied Housing Units	60.1%	38.0%	34.4%
Vacant Housing Units	4.7%	5.7%	6.4%
2029 Total Housing Units	2,240	12,475	22,437
2029 Owner Occupied Housing Units	895	7,478	14,036
2029 Renter Occupied Housing Units	1,245	4,300	6,998
2029 Vacant Housing Units	100	697	1,403

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. [View documentation.](#)

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