

1,500 SF FOR LEASE

LEEDS CVS STRIP CENTER

7596 PARKWAY DRIVE SOUTHEAST, LEEDS, AL 35094

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com



PROPERTY PHOTOS

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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MARKET AERIAL



DOLLAR GENERAL



Food Giant
EMPLOYEE OWNED SENIORS FOCUSED

ACE
Hardware

CVS Pharmacy

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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	3,788	7,098	9,586
2010 Population	3,619	8,696	13,282
2020 Population	3,412	9,363	14,122
2025 Population	3,351	9,705	14,549
2000-2010 Annual Rate	-0.46%	2.05%	3.31%
2010-2020 Annual Rate	-0.57%	0.72%	0.60%
2020-2025 Annual Rate	-0.36%	0.72%	0.60%
2020 Male Population	48.6%	48.3%	48.9%
2020 Female Population	51.4%	51.7%	51.1%
2020 Median Age	39.6	41.0	39.6

In the identified area, the current year population is 14,122. In 2010, the Census count in the area was 13,282. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 14,549 representing a change of 0.60% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.5.

Race and Ethnicity

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 White Alone	60.9%	82.3%	86.3%
2020 Black Alone	26.6%	11.2%	8.7%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2020 Asian Alone	1.1%	1.2%	1.5%
2020 Pacific Islander Alone	0.2%	0.0%	0.1%
2020 Other Race	6.7%	2.6%	1.6%
2020 Two or More Races	4.0%	2.3%	1.4%
2020 Hispanic Origin (Any Race)	10.5%	5.1%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.8% 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 29.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Wealth Index	43	89	89
2000 Households	1,617	2,846	3,627
2010 Households	1,521	3,501	5,239
2020 Total Households	1,433	3,789	5,613
2025 Total Households	1,405	3,933	5,789
2000-2010 Annual Rate	-0.61%	2.09%	3.75%
2010-2020 Annual Rate	-0.58%	0.77%	0.67%
2020-2025 Annual Rate	-0.39%	0.75%	0.62%
2020 Average Household Size	2.38	2.47	2.50

The household count in this area has changed from 5,239 in 2010 to 5,613 in the current year, a change of 0.67% annually. The five-year projection of households is 5,789, a change of 0.62% annually from the current year total. Average household size is currently 2.50, compared to 2.52 in the year 2010. The number of families in the current year is 3,964 in the specified area.

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	2020	2025	2025
Mortgage Income			
2020 Percent of Income for Mortgage	12.0%	11.2%	11.3%
Median Household Income			
2020 Median Household Income	\$40,319	\$65,340	\$68,209
2025 Median Household Income	\$50,979	\$70,001	\$73,421
2020-2025 Annual Rate	4.80%	1.39%	1.48%
Average Household Income			
2020 Average Household Income	\$55,360	\$82,588	\$86,751
2025 Average Household Income	\$62,274	\$90,509	\$96,343
2020-2025 Annual Rate	2.38%	1.85%	2.12%
Per Capita Income			
2020 Per Capita Income	\$22,979	\$33,671	\$34,170
2025 Per Capita Income	\$25,830	\$36,945	\$37,992
2020-2025 Annual Rate	2.37%	1.87%	2.14%

Households by Income

Current median household income is \$68,209 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$73,421 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$86,751 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,343 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,170 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,992 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	208	225	224
2000 Total Housing Units	1,782	3,009	3,833
2000 Owner Occupied Housing Units	1,000	2,111	3,023
2000 Renter Occupied Housing Units	617	735	604
2000 Vacant Housing Units	165	163	206
2010 Total Housing Units	1,706	3,775	5,614
2010 Owner Occupied Housing Units	848	2,702	4,127
2010 Renter Occupied Housing Units	673	799	1,112
2010 Vacant Housing Units	185	274	375
2020 Total Housing Units	1,710	4,045	6,026
2020 Owner Occupied Housing Units	754	2,844	4,166
2020 Renter Occupied Housing Units	679	945	1,447
2020 Vacant Housing Units	277	256	413
2025 Total Housing Units	1,712	4,197	6,221
2025 Owner Occupied Housing Units	744	2,951	4,298
2025 Renter Occupied Housing Units	662	982	1,491
2025 Vacant Housing Units	307	264	432

Currently, 69.1% of the 6,026 housing units in the area are owner occupied; 24.0% are renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 5,614 housing units in the area - 73.5% owner occupied, 19.8% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 3.20%. Median home value in the area is \$185,080, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.87% annually to \$193,293.

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