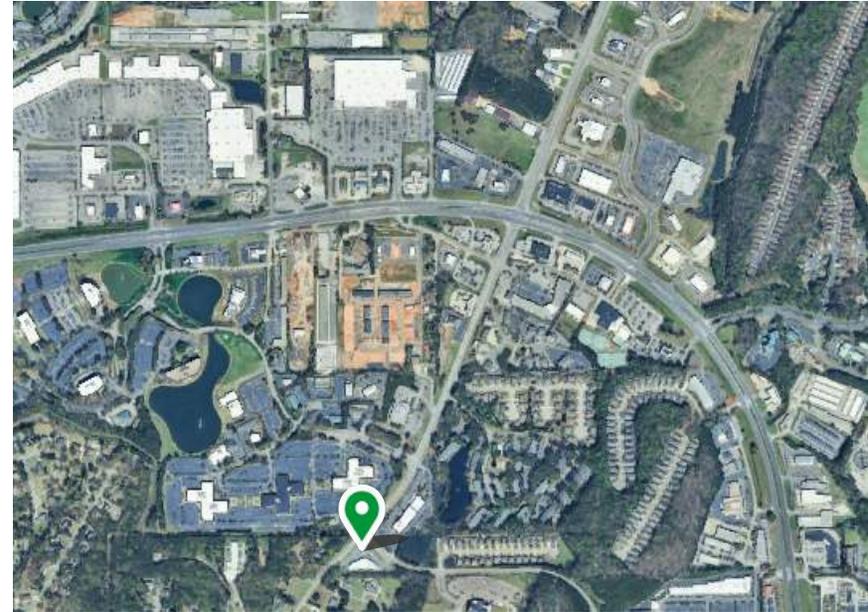




# MEADOWBROOK CENTER

1801 Doug Baker Boulevard, Birmingham, AL 35242





## AVAILABILITY

**SMALL SHOPS:**  
1,229 SF

## CONTACT

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## PROPERTY OVERVIEW

- Neighborhood strip center located in the affluent neighborhoods of Greystone, Highland Lakes, Eagle Point, and Meadowbrook
- The shopping center sits at the signalized intersection of Hwy 119 and Doug Baker Blvd.
- Great visibility and parking with two different access points
- Ideal for traditional / boutique retail, office, or medical
- Located in the immediate area of Lee Branch Shopping Center, which includes Publix, Hobby Lobby, and Dick's, among many other national brands.

## TRAFFIC COUNTS

HWY 119	15,680 VPD
Doug Baker Blvd	9,549 VPD

## SURROUNDING TENANTS





### Executive Summary

1801 Doug Baker Blvd, Hoover, Alabama, 35242

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,682	34,114	65,639
2020 Population	5,102	39,248	76,363
2025 Population	5,326	40,900	79,582
2030 Population	5,738	42,885	82,704
2010-2020 Annual Rate	0.86%	1.41%	1.52%
2020-2025 Annual Rate	0.82%	0.79%	0.79%
2025-2030 Annual Rate	1.50%	0.95%	0.77%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.2	40.6	40.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.9%	74.4%	77.9%
Black Alone	12.5%	12.8%	10.0%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	7.1%	5.0%	4.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	1.7%	1.8%
Two or More Races	5.3%	5.9%	5.8%
Hispanic Origin	4.0%	4.3%	4.5%
Diversity Index	48.7	47.1	43.1

Households	1 mile	3 miles	5 miles
2010 Total Households	1,917	14,320	27,473
2020 Total Households	2,088	16,730	32,348
2025 Total Households	2,213	17,580	34,068
2030 Total Households	2,410	18,636	35,710
2010-2020 Annual Rate	0.86%	1.57%	1.65%
2020-2025 Annual Rate	1.11%	0.95%	0.99%
2025-2030 Annual Rate	1.72%	1.17%	0.95%
2025 Average Household Size	2.41	2.31	2.32
Wealth Index	141	140	143

<sup>1</sup> Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1801 Doug Baker Blvd, Hoover, Alabama, 35242 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.9%	27.6%	26.5%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$103,112	\$103,473	\$105,717
2030 Median Household Income	\$127,445	\$116,719	\$119,592
2025-2030 Annual Rate	4.33%	2.44%	2.50%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$146,215	\$144,991	\$150,710
2030 Average Household Income	\$160,666	\$155,021	\$162,140

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$58,781	\$61,687	\$63,937
2030 Per Capita Income	\$65,347	\$66,686	\$69,378
2025-2030 Annual Rate	2.14%	1.57%	1.65%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	45.6	45.1	45.0

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	63.6	64.4	64.4

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	96	90	93
2010 Total Housing Units	2,067	15,921	30,080
2010 Owner Occupied Hus (%)	70.6%	62.7%	68.1%
2010 Renter Occupied Hus (%)	29.4%	37.3%	31.9%
2010 Vacant Housing Units (%)	7.3%	10.1%	8.7%
2020 Housing Units	2,211	17,516	33,903
2020 Owner Occupied HUs (%)	67.7%	60.3%	64.9%
2020 Renter Occupied HUs (%)	32.3%	39.7%	35.1%
Vacant Housing Units	4.3%	4.7%	4.7%
2025 Housing Units	2,433	18,612	35,909
Owner Occupied Housing Units	68.0%	60.9%	64.7%
Renter Occupied Housing Units	32.0%	39.1%	35.3%
Vacant Housing Units	9.0%	5.5%	5.1%
2030 Total Housing Units	2,634	19,677	37,430
2030 Owner Occupied Housing Units	1,587	11,281	23,068
2030 Renter Occupied Housing Units	823	7,356	12,642
2030 Vacant Housing Units	224	1,041	1,720

<sup>1</sup> Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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