

650 - 7,000 SF FOR LEASE

## OGLETREE PLAZA

200 W. FORT WILLIAMS STREET SYLACAUGA, AL 35150

PROPERTY FOR LEASE



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

205.823.3030  
[www.TheRetailCompanies.com](http://www.TheRetailCompanies.com)

### PROPERTY PHOTO



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**

**Bill Clements, CCIM**

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**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
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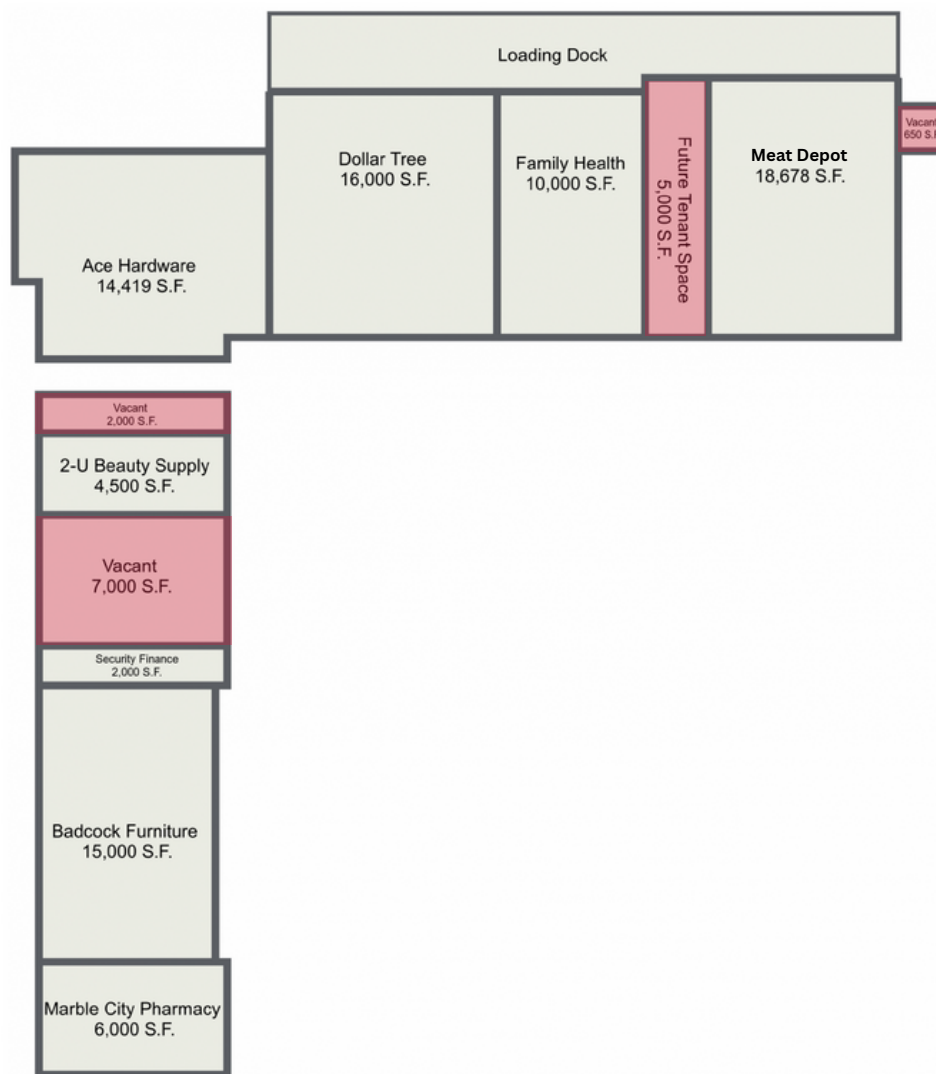
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### SITE PLAN



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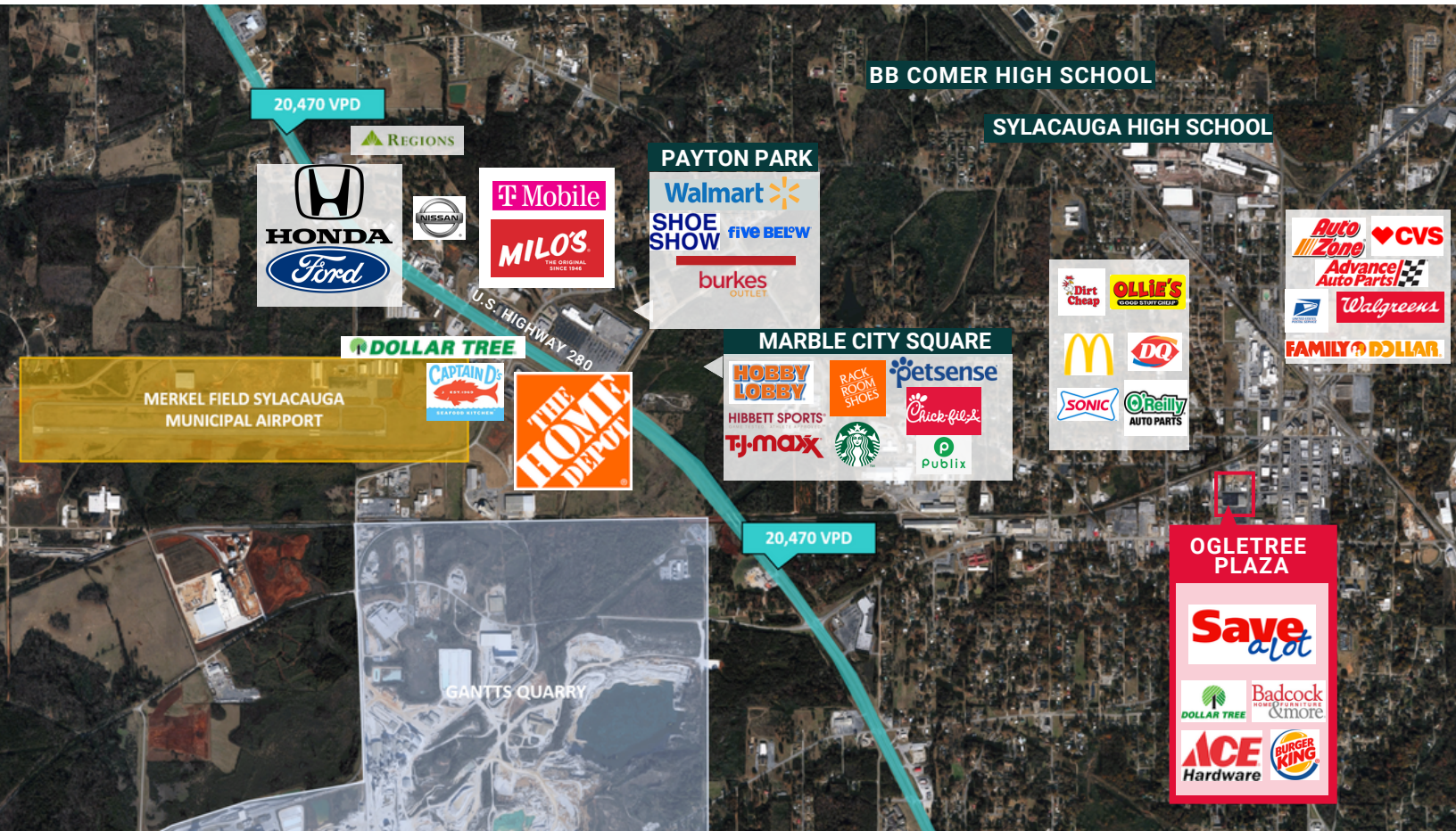
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### AERIAL



### QUICK FACTS

- Grocery-anchored center in the heart of Sylacauga
- Join tenants like Ace Hardware, Dollar Tree, and Badcock Furniture
- Pylon signage available

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### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,168	13,515	19,552
2020 Population	5,072	13,147	18,954
2022 Population	5,005	12,888	18,587
2027 Population	4,902	12,549	18,108
2010-2020 Annual Rate	-0.19%	-0.28%	-0.31%
2020-2022 Annual Rate	-0.59%	-0.88%	-0.87%
2022-2027 Annual Rate	-0.42%	-0.53%	-0.52%
2022 Male Population	44.7%	46.1%	46.9%
2022 Female Population	55.3%	53.9%	53.1%
2022 Median Age	43.7	42.0	42.7

In the identified area, the current year population is 18,587. In 2020, the Census count in the area was 18,954. The rate of change since 2020 was -0.87% annually. The five-year projection for the population in the area is 18,108 representing a change of -0.52% annually from 2022 to 2027. Currently, the population is 46.9% male and 53.1% female.

#### Median Age

The median age in this area is 42.7, compared to U.S. median age of 38.9.

#### Race and Ethnicity

2022 White Alone	52.3%	58.1%	63.3%
2022 Black Alone	40.6%	35.1%	30.5%
2022 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2022 Asian Alone	0.5%	0.4%	0.4%
2022 Pacific Islander Alone	0.1%	0.0%	0.0%
2022 Other Race	1.6%	1.6%	1.5%
2022 Two or More Races	4.5%	4.4%	4.1%
2022 Hispanic Origin (Any Race)	2.7%	2.6%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 19.0% 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 52.8 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

2022 Wealth Index	35	44	45
2010 Households	2,163	5,622	8,038
2020 Households	2,188	5,742	8,139
2022 Households	2,171	5,676	8,046
2027 Households	2,144	5,576	7,907
2010-2020 Annual Rate	0.11%	0.21%	0.12%
2020-2022 Annual Rate	-0.35%	-0.51%	-0.51%
2022-2027 Annual Rate	-0.25%	-0.35%	-0.35%
2022 Average Household Size	2.23	2.23	2.28

The household count in this area has changed from 8,139 in 2020 to 8,046 in the current year, a change of -0.51% annually. The five-year projection of households is 7,907, a change of -0.35% annually from the current year total. Average household size is currently 2.28, compared to 2.30 in the year 2020. The number of families in the current year is 5,211 in the specified area.

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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	16.9%	17.1%	16.0%
<b>Median Household Income</b>			
2022 Median Household Income	\$32,352	\$38,655	\$42,891
2027 Median Household Income	\$42,427	\$46,837	\$51,939
2022-2027 Annual Rate	5.57%	3.91%	3.90%
<b>Average Household Income</b>			
2022 Average Household Income	\$52,556	\$60,481	\$62,407
2027 Average Household Income	\$59,442	\$67,189	\$70,743
2022-2027 Annual Rate	2.49%	2.13%	2.54%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$23,958	\$26,477	\$26,942
2027 Per Capita Income	\$27,275	\$29,679	\$30,799
2022-2027 Annual Rate	2.63%	2.31%	2.71%

#### Households by Income

Current median household income is \$42,891 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$51,939 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$62,407 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$70,743 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,942 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,799 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	152	151	162
2010 Total Housing Units	2,457	6,324	9,039
2010 Owner Occupied Housing Units	974	3,182	5,183
2010 Renter Occupied Housing Units	1,189	2,440	2,854
2010 Vacant Housing Units	294	702	1,001
2020 Total Housing Units	2,492	6,533	9,268
2020 Vacant Housing Units	304	791	1,129
2022 Total Housing Units	2,483	6,484	9,195
2022 Owner Occupied Housing Units	1,024	3,370	5,317
2022 Renter Occupied Housing Units	1,147	2,306	2,728
2022 Vacant Housing Units	312	808	1,149
2027 Total Housing Units	2,460	6,395	9,064
2027 Owner Occupied Housing Units	1,027	3,340	5,261
2027 Renter Occupied Housing Units	1,117	2,236	2,645
2027 Vacant Housing Units	316	819	1,157

Currently, 57.8% of the 9,195 housing units in the area are owner occupied; 29.7%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 9,268 housing units in the area and 12.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.35%. Median home value in the area is \$130,338, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.70% annually to \$141,802.

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