

OUTPARCELS AVAILABLE

THE CROSSING AT MAGNOLIA CITY PLACE

601 LAKE ST GARDENDALE, AL 35071

PROPERTY FOR LEASE



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

205.823.3030

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QUICK FACTS

- Significant retail opportunity on the corner of I-65 and Fieldstown Road
- Surrounded by Publix, TJ Maxx, Hobby Lobby, Walmart, UAB ER Primary Specialty Care
- Immediate synergy with Olive Garden, Longhorn Steakhouse and Chipotle
- Freestanding and multi-tenant opportunities are available

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

Bill@TheRetailCompanies.com

205.823.3070

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1841 Montclair Lane, Suite 102

Birmingham, AL 35216

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com

205.823.3080

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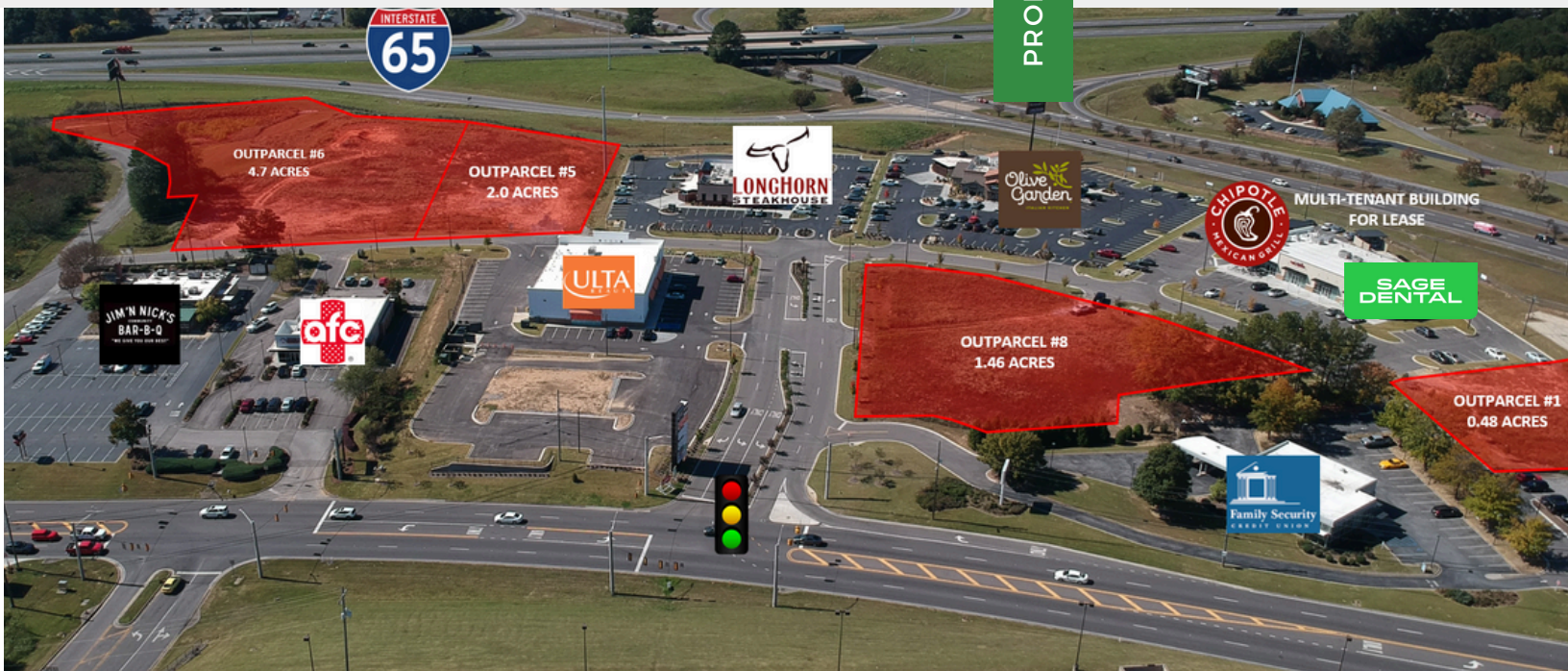
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Future Development:

- Outparcel #1: 0.48 Acres
- Outparcel #5: 2.0 Acres
- Outparcel #6: 4.7 Acres
- Outparcel #8: 1.46 Acres

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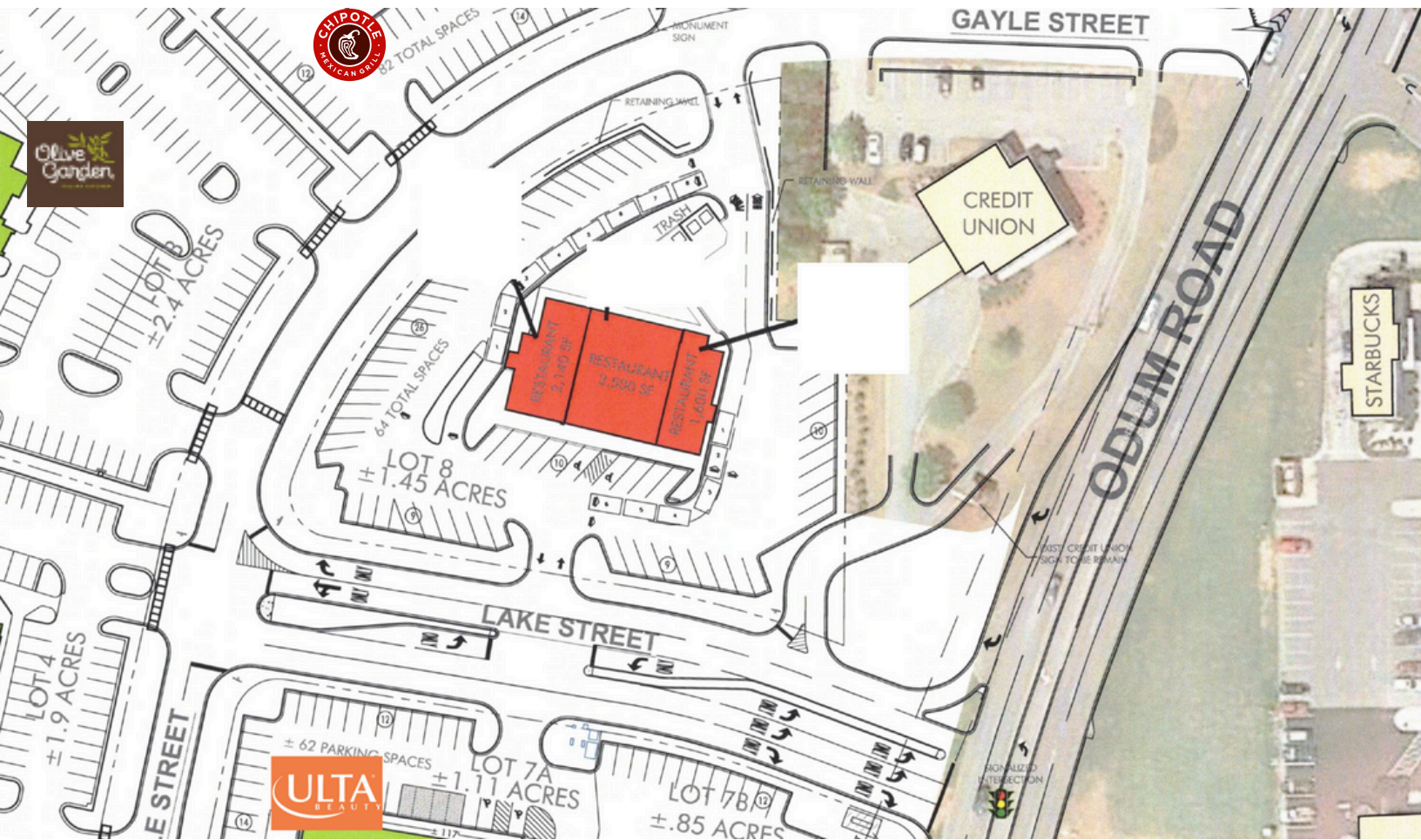


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OUTPARCEL #8

SUGGESTED MULTI-TENANT DEVELOPMENT PLAN FOR OUTPARCEL #8



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MARKET AERIAL



Market Map

Gardendale, Alabama



TRAFFIC COUNTS

- 20,400 VPD (Fieldstown Rd)
- 29,332 VPD (I-65)

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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	2,248	17,227	11,648
2020 Population	2,456	19,097	13,179
2022 Population	2,485	19,020	13,316
2027 Population	2,631	18,789	13,278
2010-2020 Annual Rate	0.89%	1.04%	1.24%
2020-2022 Annual Rate	0.52%	-0.18%	0.46%
2022-2027 Annual Rate	1.15%	-0.24%	-0.06%
2022 Male Population	47.2%	47.7%	47.5%
2022 Female Population	52.8%	52.3%	52.5%
2022 Median Age	44.5	41.5	40.9

In the identified area, the current year population is 13,316. In 2020, the Census count in the area was 13,179. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 13,278 representing a change of -0.06% annually from 2022 to 2027. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	72.5%	73.1%	61.2%
2022 Black Alone	17.8%	14.6%	27.9%
2022 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2022 Asian Alone	2.3%	1.3%	0.9%
2022 Pacific Islander Alone	0.2%	0.1%	0.0%
2022 Other Race	1.8%	5.1%	4.5%
2022 Two or More Races	5.2%	5.4%	5.0%
2022 Hispanic Origin (Any Race)	3.4%	7.5%	7.4%

Persons of Hispanic origin represent 7.4% 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 60.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	61	94	71
2010 Households	992	6,902	4,791
2020 Households	1,119	7,560	5,492
2022 Households	1,150	7,574	5,550
2027 Households	1,222	7,511	5,554
2010-2020 Annual Rate	1.21%	0.91%	1.37%
2020-2022 Annual Rate	1.22%	0.08%	0.47%
2022-2027 Annual Rate	1.22%	-0.17%	0.01%
2022 Average Household Size	2.16	2.49	2.38

The household count in this area has changed from 5,492 in 2020 to 5,550 in the current year, a change of 0.47% annually. The five-year projection of households is 5,554, a change of 0.01% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2020. The number of families in the current year is 3,542 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	19.6%	13.9%	18.1%
Median Household Income			
2022 Median Household Income	\$56,930	\$75,594	\$58,395
2027 Median Household Income	\$67,928	\$91,368	\$67,777
2022-2027 Annual Rate	3.60%	3.86%	3.02%
Average Household Income			
2022 Average Household Income	\$79,164	\$96,908	\$81,319
2027 Average Household Income	\$96,206	\$117,018	\$96,203
2022-2027 Annual Rate	3.98%	3.84%	3.42%
Per Capita Income			
2022 Per Capita Income	\$35,718	\$38,692	\$34,186
2027 Per Capita Income	\$43,631	\$46,876	\$40,634
2022-2027 Annual Rate	4.08%	3.91%	3.52%

Households by Income

Current median household income is \$58,395 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,777 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,319 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$96,203 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,186 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,634 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	129	180	141
2010 Total Housing Units	1,094	7,326	5,227
2010 Owner Occupied Housing Units	664	5,732	3,219
2010 Renter Occupied Housing Units	328	1,170	1,573
2010 Vacant Housing Units	102	424	436
2020 Total Housing Units	1,193	7,980	5,995
2020 Vacant Housing Units	74	420	503
2022 Total Housing Units	1,382	7,988	6,049
2022 Owner Occupied Housing Units	684	6,229	3,721
2022 Renter Occupied Housing Units	466	1,345	1,829
2022 Vacant Housing Units	232	414	499
2027 Total Housing Units	1,453	7,916	6,051
2027 Owner Occupied Housing Units	686	6,251	3,793
2027 Renter Occupied Housing Units	537	1,260	1,761
2027 Vacant Housing Units	231	405	497

Currently, 61.5% of the 6,049 housing units in the area are owner occupied; 30.2%, renter occupied; and 8.2% 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 5,995 housing units in the area and 8.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$200,293, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.39% annually to \$248,338.

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