

AVAILABILITY

SMALL SHOPS:
1,800 - 10,700 SF

CONTACT

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PROPERTY OVERVIEW

- Prime Retail Location Near Oxford Exchange – Positioned near Oxford’s dominant retail destination with national brands and strong daily shopper traffic.
- Interstate Access – Conveniently located just off Interstate 20 providing easy regional access and excellent connectivity.
- High-Visibility Highway Frontage – Direct exposure along US Hwy 78, a primary commercial corridor serving the Anniston-Oxford trade area.
- Strong Retail Opportunity – Ideal for retail, service, or showroom users looking to locate within one of East Alabama’s most active retail corridors.

TRAFFIC COUNTS

HWY-78 24,726 VPD

SURROUNDING TENANTS

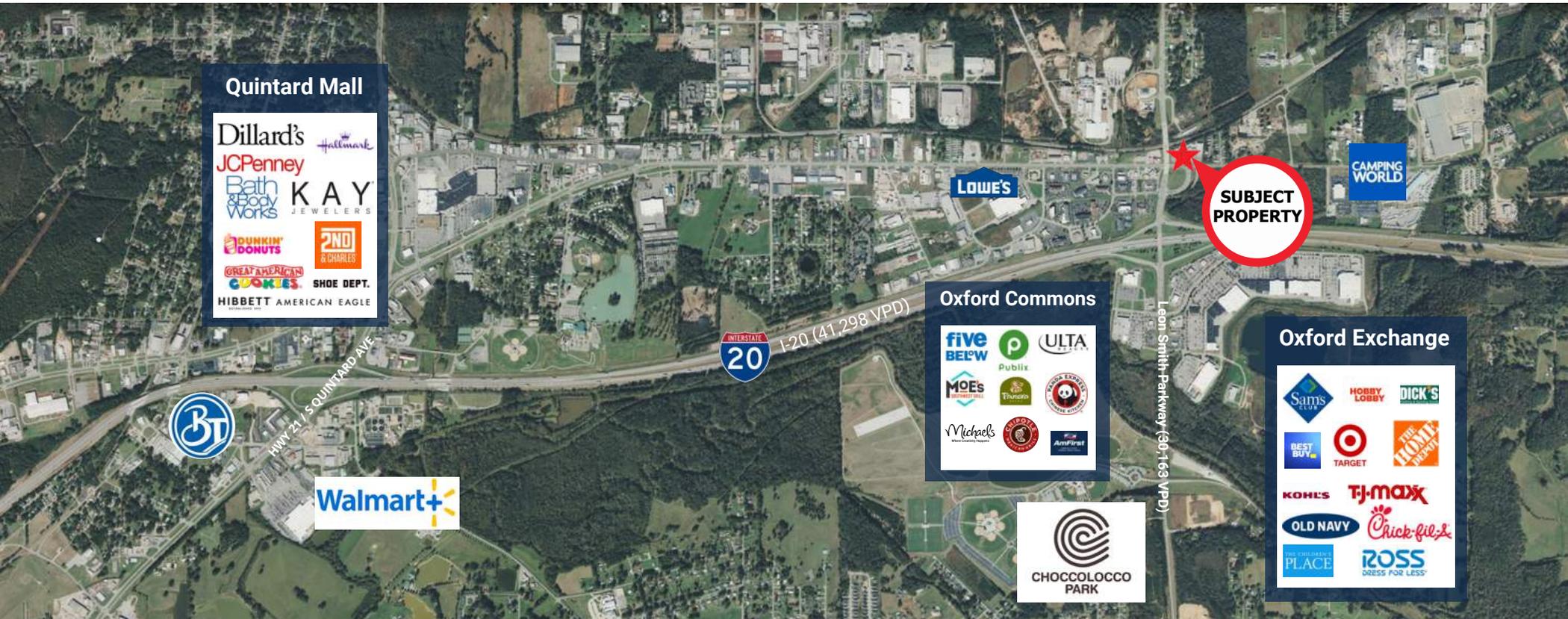
JCPenney Dillard’s **DICK’S**
Clothing & Sporting Goods



Parkway Plaza

2115 US HWY 78, Anniston, AL 36207

FOR LEASE



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Population	1 mile	3 miles	5 miles
2010 Population	3,426	21,728	45,458
2020 Population	3,479	21,468	43,590
2025 Population	3,404	21,031	42,731
2030 Population	3,366	20,701	42,105
2010-2020 Annual Rate	0.15%	-0.12%	-0.42%
2020-2025 Annual Rate	-0.41%	-0.39%	-0.38%
2025-2030 Annual Rate	-0.22%	-0.32%	-0.29%

Age	1 mile	3 miles	5 miles
2025 Median Age	38.4	41.7	42.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	51.7%	58.1%	56.8%
Black Alone	32.1%	29.4%	31.8%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	2.2%	1.9%	1.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	5.7%	3.7%	3.4%
Two or More Races	7.5%	6.5%	5.9%
Hispanic Origin	10.3%	7.3%	6.5%
Diversity Index	69.1	62.9	62.4

Households	1 mile	3 miles	5 miles
2010 Total Households	1,407	8,915	18,484
2020 Total Households	1,474	8,856	17,973
2025 Total Households	1,474	8,853	17,929
2030 Total Households	1,474	8,828	17,896
2010-2020 Annual Rate	0.47%	-0.07%	-0.28%
2020-2025 Annual Rate	0.00%	-0.01%	-0.05%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$39,902	\$56,381	\$54,733
2030 Median Household Income	\$41,693	\$62,236	\$60,119
2025-2030 Annual Rate	0.88%	2.00%	1.89%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$49,410	\$85,817	\$80,309
2030 Average Household Income	\$52,924	\$95,186	\$88,750

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$22,991	\$36,417	\$33,927
2030 Per Capita Income	\$24,826	\$40,886	\$37,956
2025-2030 Annual Rate	1.55%	2.34%	2.27%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	37.4	51.4	50.7

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	42.2	47.0	46.2

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	103	109	117
2010 Total Housing Units	1,621	10,056	21,029
2010 Owner Occupied Hus (%)	31.8%	62.0%	64.8%
2010 Renter Occupied Hus (%)	68.2%	38.0%	35.2%
2010 Vacant Housing Units (%)	13.2%	11.3%	12.1%
2020 Housing Units	1,695	10,133	20,812
2020 Owner Occupied HUs (%)	31.3%	61.0%	64.4%
2020 Renter Occupied HUs (%)	68.7%	39.0%	35.6%
Vacant Housing Units	11.7%	12.1%	13.7%
2025 Housing Units	1,695	10,123	20,774
Owner Occupied Housing Units	32.6%	62.3%	65.7%
Renter Occupied Housing Units	67.4%	37.7%	34.3%
Vacant Housing Units	13.0%	12.6%	13.7%



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