

Pinnacle at Tutwiler Farms - Outparcels

5036 Pinnacle Square | Trussville, AL 35235





AVAILABILITY

OUTPARCELS:
1.06 - 2.23 ACRES

CONTACT

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PROPERTY OVERVIEW

- Premier outparcel properties in Trussville's busiest retail corridor
- Surrounded by top national retailers: Best Buy, Belk, Dollar Tree, Target, Home Depot, TJ Maxx, Academy
- High visibility and foot traffic from adjacent anchors
- Access to sewer
- All utilities are at or nearby site
- C2 Zoning

TRAFFIC COUNTS

HWY 11 33,397 VPD

SURROUNDING TENANTS

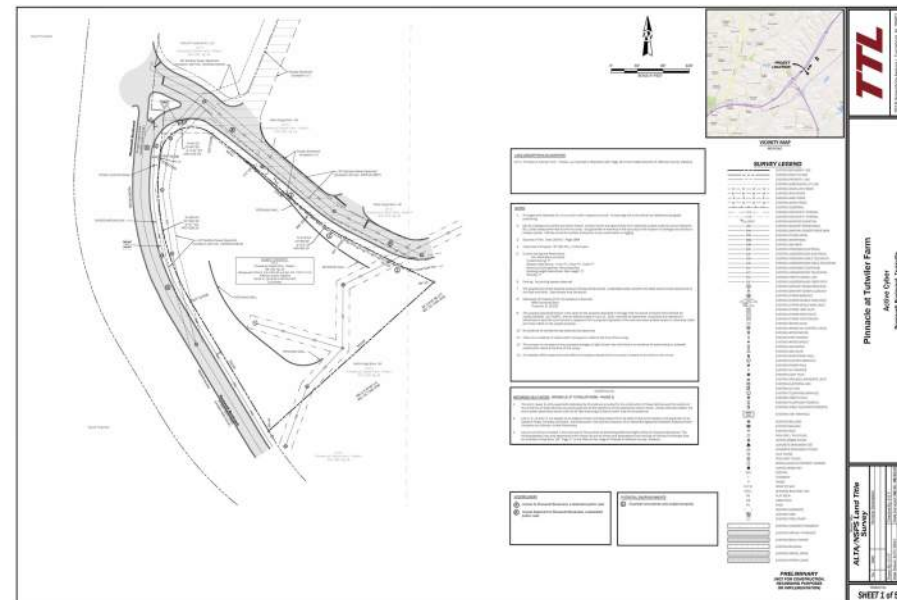




Lot 1



Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484



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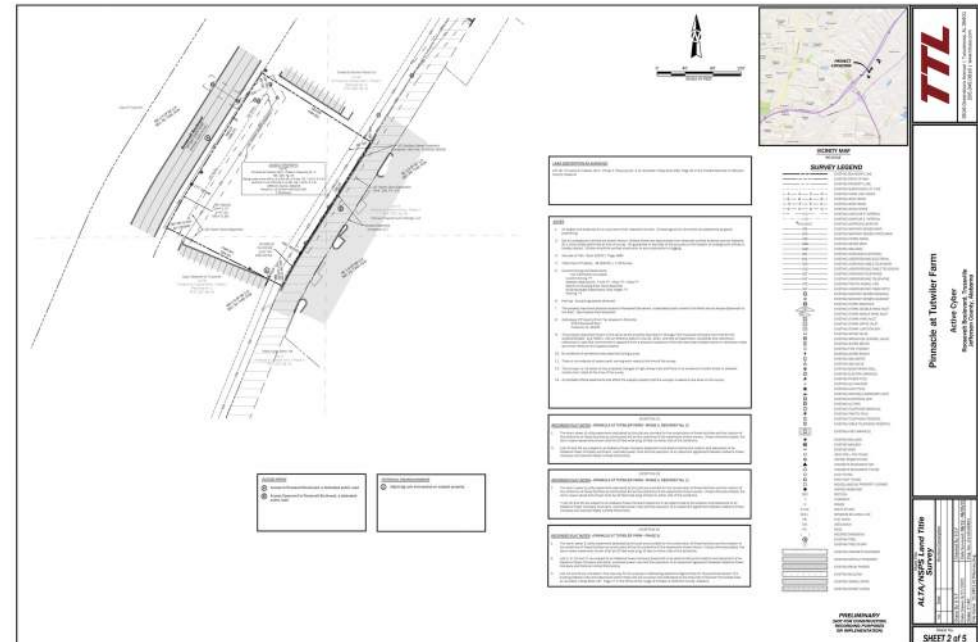
FOR SALE



Lot 3C

PINNACLE
TUTWILER FARM

Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484

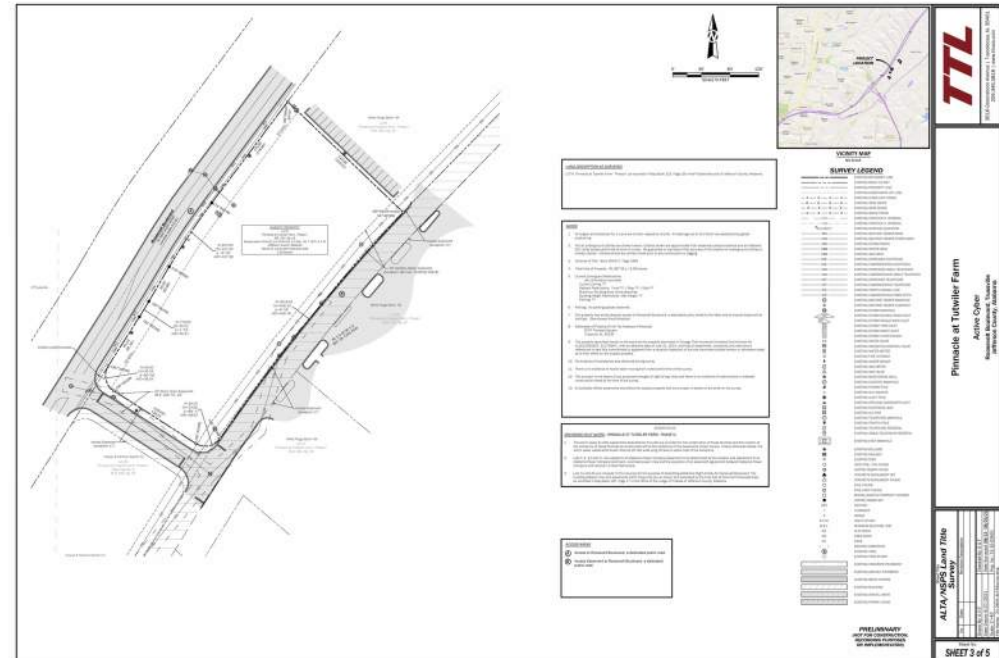




Lot 6



Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484



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FOR SALE





Executive Summary

5036 Pinnacle Sq, Birmingham, Alabama, 35235 2
5036 Pinnacle Sq, Birmingham, Alabama, 35235
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.60633
Longitude: -86.64062

	1 mile	3 miles	5 miles
Population			
2010 Population	2,216	36,882	88,955
2020 Population	2,635	37,892	92,034
2025 Population	2,900	37,140	90,048
2030 Population	2,850	36,564	88,895
2010-2020 Annual Rate	1.75%	0.27%	0.34%
2020-2025 Annual Rate	1.84%	-0.38%	-0.41%
2025-2030 Annual Rate	-0.35%	-0.31%	-0.26%
2020 Male Population	46.4%	46.2%	46.3%
2020 Female Population	53.6%	53.8%	53.7%
2020 Median Age	40.9	37.8	37.0
2025 Male Population	47.4%	46.9%	47.0%
2025 Female Population	52.6%	53.1%	53.0%
2025 Median Age	40.7	39.1	38.2

In the identified area, the current year population is 90,048. In 2020, the Census count in the area was 92,034. The rate of change since 2020 was -0.41% annually. The five-year projection for the population in the area is 88,895 representing a change of -0.26% annually from 2025 to 2030. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.6.

Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	56.9%	40.5%	34.9%
2025 Black Alone	33.0%	50.4%	56.0%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2025 Asian Alone	4.9%	1.4%	0.9%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.3%	3.0%	3.4%
2025 Two or More Races	3.6%	4.3%	4.3%
2025 Hispanic Origin (Any Race)	3.1%	5.1%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 19.7% 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 61.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2025 Wealth Index	87	70	68
2010 Households	1,047	14,393	34,333
2020 Households	1,222	14,665	34,871
2025 Households	1,191	14,351	34,372
2030 Households	1,175	14,186	34,075
2010-2020 Annual Rate	1.56%	0.19%	0.16%
2020-2025 Annual Rate	-0.49%	-0.41%	-0.27%
2025-2030 Annual Rate	-0.27%	-0.23%	-0.17%
2025 Average Household Size	2.43	2.55	2.59

The household count in this area has changed from 34,871 in 2020 to 34,372 in the current year, a change of -0.27% annually. The five-year projection of households is 34,075, a change of -0.17% annually from the current year total. Average household size is currently 2.59, compared to 2.61 in the year 2020. The number of families in the current year is 23,460 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 22, 2025



Executive Summary

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Mortgage Income			
2025 Percent of Income for Mortgage	31.3%	23.3%	21.1%
Median Household Income			
2025 Median Household Income	\$76,138	\$67,069	\$65,244
2030 Median Household Income	\$83,329	\$76,279	\$74,929
2025-2030 Annual Rate	1.82%	2.61%	2.81%
Average Household Income			
2025 Average Household Income	\$97,698	\$87,318	\$86,748
2030 Average Household Income	\$106,703	\$97,509	\$97,285
2025-2030 Annual Rate	1.78%	2.23%	2.32%
Per Capita Income			
2025 Per Capita Income	\$39,764	\$33,919	\$33,132
2030 Per Capita Income	\$43,588	\$38,006	\$37,302
2025-2030 Annual Rate	1.85%	2.30%	2.40%

GINI Index

2025 Gini Index

40.2

43.5

44.1

Households by Income

Current median household income is \$65,244 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$74,929 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$86,748 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$97,285 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$33,132 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$37,302 in five years, compared to \$50,744 for all U.S. households.

Housing

	1 mile	3 miles	5 miles
2025 Housing Affordability Index	77	100	110
2010 Total Housing Units	1,154	15,870	37,730
2010 Owner Occupied Housing Units	445	10,153	24,639
2010 Renter Occupied Housing Units	601	4,240	9,695
2010 Vacant Housing Units	107	1,477	3,397
2020 Total Housing Units	1,322	16,211	38,303
2020 Owner Occupied Housing Units	561	9,387	22,436
2020 Renter Occupied Housing Units	661	5,278	12,435
2020 Vacant Housing Units	95	1,516	3,534
2025 Total Housing Units	1,289	15,939	37,933
2025 Owner Occupied Housing Units	548	9,254	22,244
2025 Renter Occupied Housing Units	643	5,097	12,128
2025 Vacant Housing Units	98	1,588	3,561
2030 Total Housing Units	1,289	15,947	38,003
2030 Owner Occupied Housing Units	542	9,213	22,199
2030 Renter Occupied Housing Units	632	4,973	11,876
2030 Vacant Housing Units	114	1,761	3,928

Socioeconomic Status Index

2025 Socioeconomic Status Index

59.8

48.2

47.2

Currently, 58.6% of the 37,933 housing units in the area are owner occupied; 32.0% are renter occupied; and 9.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 38,303 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is -0.18%. Median home value in the area is \$220,397, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 7.20% annually to \$312,055.

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Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 22, 2025



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