

PLAZA II SHOPPING CENTER | FIELDSTOWN ROAD

550 Fieldstown Road | Gardendale, AL 35071

The Retail Companies

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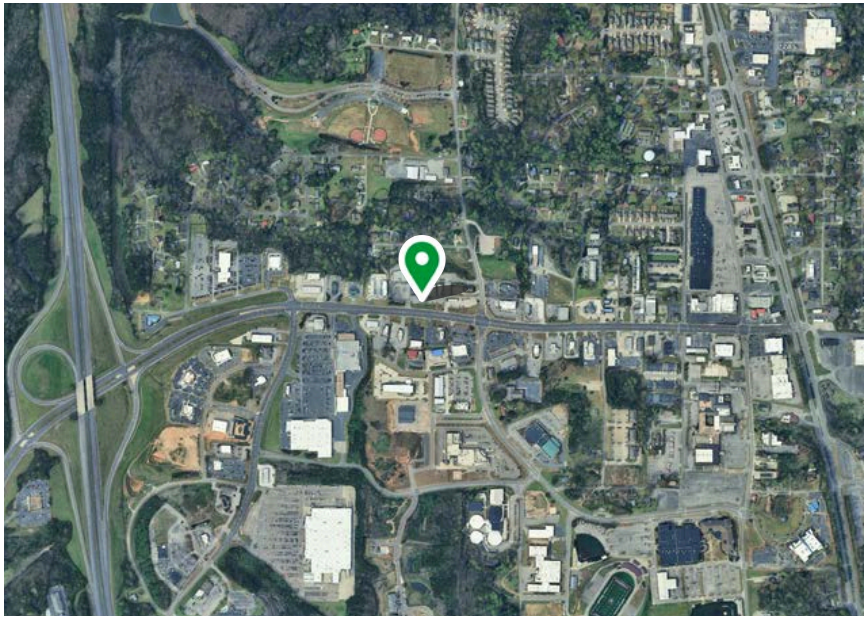
FOR LEASE





AVAILABILITY

3,000 SF
Former Restaurant

CONTACT

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PROPERTY OVERVIEW

- Former restaurant with covered paito
- **Drive Thru / Pickup Window conversion potential**
- Rare endcap opportunity on highly sought after Fieldstown Road
- Excellent visibility with well-lit shopping center
- Ample on-site parking with easy access to major roadways and surrounding retail
- Strong traffic counts and neighborhood presence

TRAFFIC COUNTS

Fieldstown Road	18,470 VPD

SURROUNDING TENANTS

Walmart, Academy Sports & Outdoors, Chick-fil-A, Dollar Tree, Panera, Publix, Hobby Lobby

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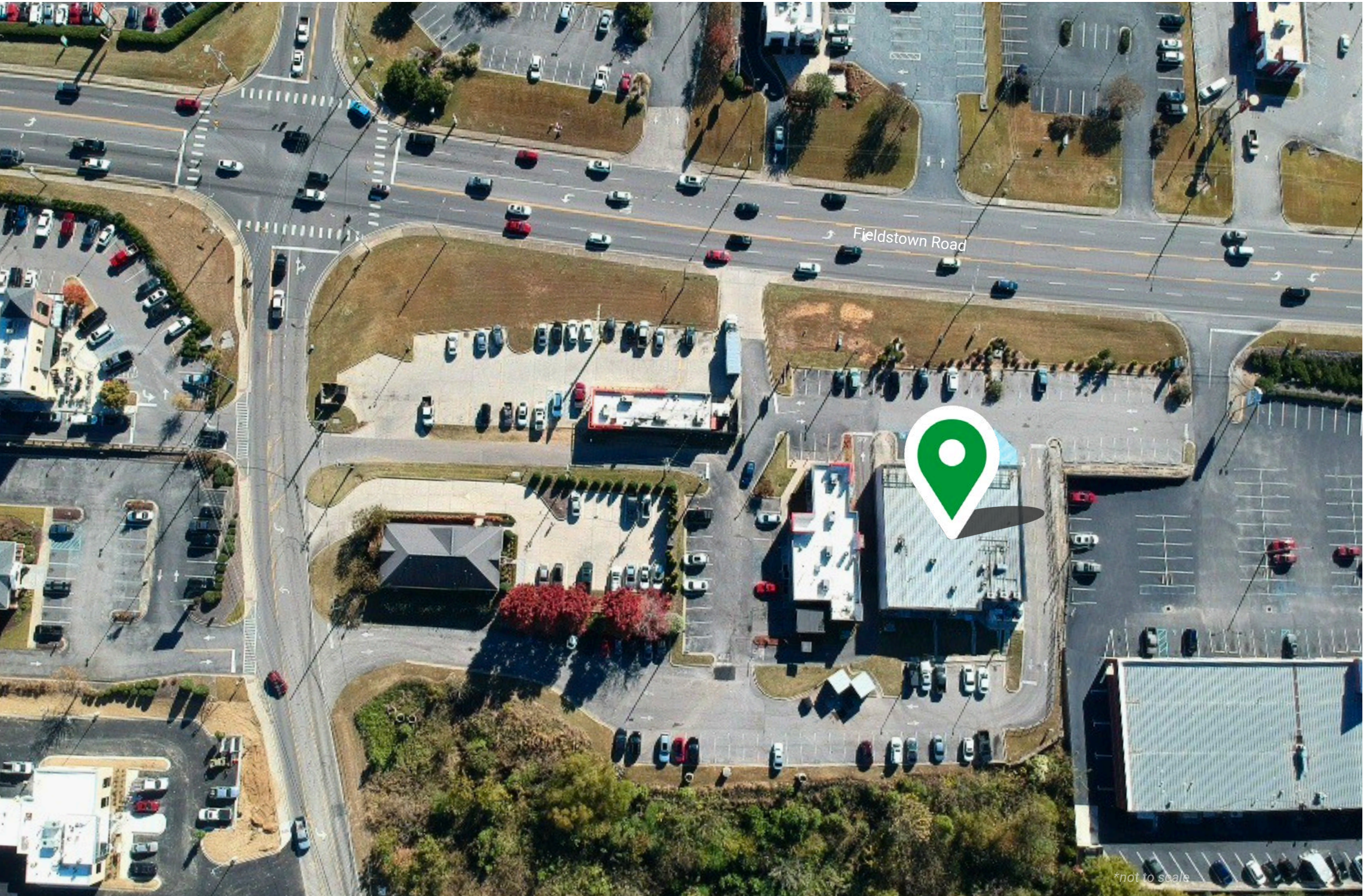

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Executive Summary

550 Fieldstown Rd, Gardendale, Alabama, 35071

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2010 Population	2,251	19,629	30,739
2020 Population	2,400	21,752	34,407
2025 Population	2,703	21,880	34,249
2030 Population	2,838	21,868	34,051
2010-2020 Annual Rate	0.64%	1.03%	1.13%
2020-2025 Annual Rate	2.29%	0.11%	-0.09%
2025-2030 Annual Rate	0.98%	-0.01%	-0.12%
Age			
2025 Median Age	41.7	41.5	41.1
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	72.0%	72.0%	67.7%
Black Alone	17.3%	15.6%	20.2%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	2.6%	1.5%	1.3%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	2.0%	4.9%	4.9%
Two or More Races	5.7%	5.5%	5.4%
Hispanic Origin	4.1%	7.5%	7.7%
Diversity Index	49.2	52.7	56.7
Households			
2010 Total Households	970	7,961	12,503
2020 Total Households	1,069	8,769	14,006
2025 Total Households	1,236	8,934	14,102
2030 Total Households	1,315	8,996	14,114
2010-2020 Annual Rate	0.98%	0.97%	1.14%
2020-2025 Annual Rate	2.80%	0.36%	0.13%
2025-2030 Annual Rate	1.25%	0.14%	0.02%
2025 Average Household Size	2.19	2.43	2.41
Wealth Index	78	98	91

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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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	26.5%	20.9%	21.7%
Median Household Income			
2025 Median Household Income	$61,898	$83,255	$78,520
2030 Median Household Income	$79,694	$97,223	$90,182
2025-2030 Annual Rate	5.18%	3.15%	2.81%
Average Household Income			
2025 Average Household Income	$91,968	$105,611	$100,158
2030 Average Household Income	$105,418	$118,918	$112,942
Per Capita Income			
2025 Per Capita Income	$42,250	$43,105	$41,384
2030 Per Capita Income	$49,010	$48,888	$46,968
2025-2030 Annual Rate	3.01%	2.55%	2.56%
Income Equality			
2025 Gini Index	46.8	40.7	42.2
Socioeconomic Status			
2025 Socioeconomic Status Index	53.2	54.4	51.9
Housing Unit Summary			
Housing Affordability Index	89	113	109
2010 Total Housing Units	1,069	8,476	13,459
2010 Owner Occupied Hus (%)	67.8%	81.1%	76.1%
2010 Renter Occupied Hus (%)	32.2%	18.9%	23.9%
2010 Vacant Housing Units (%)	9.3%	6.1%	7.1%
2020 Housing Units	1,139	9,251	15,004
2020 Owner Occupied HUs (%)	65.9%	78.4%	73.8%
2020 Renter Occupied HUs (%)	34.1%	21.6%	26.2%
Vacant Housing Units	5.4%	5.3%	6.4%
2025 Housing Units	1,310	9,432	15,108
Owner Occupied Housing Units	56.1%	77.2%	73.3%
Renter Occupied Housing Units	43.9%	22.8%	26.7%
Vacant Housing Units	5.7%	5.3%	6.7%
2030 Total Housing Units	1,386	9,513	15,192
2030 Owner Occupied Housing Units	728	6,973	10,407
2030 Renter Occupied Housing Units	587	2,023	3,707
2030 Vacant Housing Units	71	517	1,078

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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