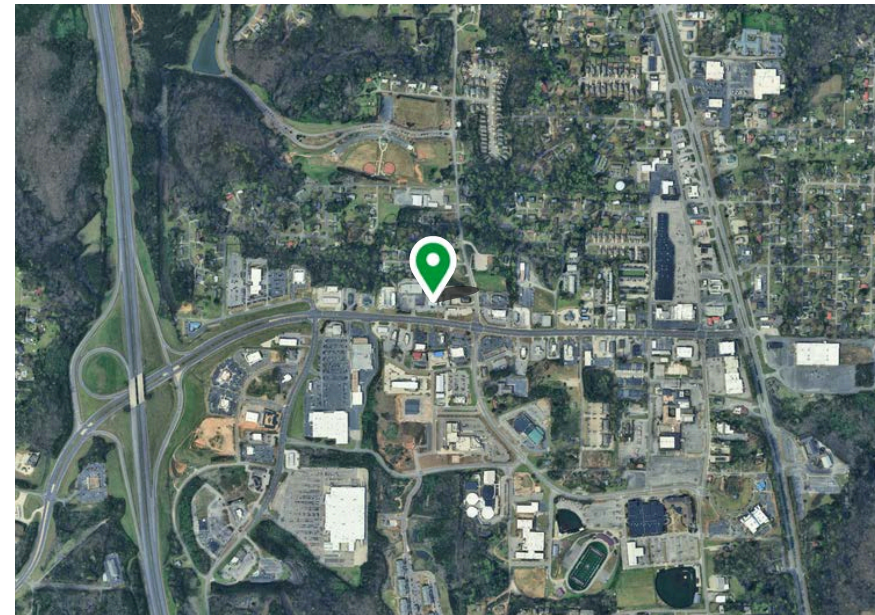




PLAZA II SHOPPING CENTER | GARDENDALE, AL

550 Fieldstown Road | Gardendale, AL 35071



AVAILABILITY

100% LEASED

PROPERTY OVERVIEW

- 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; ideal for retail, office, or medical use

SURROUNDING TENANTS

Walmart

Academy
SPORTS & OUTDOORS

Chick-fil-A

DOLLAR TREE

Panera

Publix

HOBBY LOBBY

McDonald's

CONTACT

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

TRAFFIC COUNTS

Fieldstown Road

18,470 VPD

Plaza II Shopping Center | Gardendale, AL

550 Fieldstown Road | Gardendale, AL 35071

FOR LEASE



Executive Summary

550 Fieldstown Rd, Gardendale, Alabama, 35071

Rings: 1, 3, 5 mile radii



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	1 mile	3 miles	5 miles
2025 Median Age	41.7	41.5	41.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
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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Executive Summary | 550 Fieldstown Rd, Gardendale, Alabama, 35071 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	26.5%	20.9%	21.7%

Median Household Income	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
2025 Average Household Income	\$91,968	\$105,611	\$100,158
2030 Average Household Income	\$105,418	\$118,918	\$112,942

Per Capita Income	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
2025 Gini Index	46.8	40.7	42.2

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	53.2	54.4	51.9

Housing Unit Summary	1 mile	3 miles	5 miles
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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