

2,203 SF AVAILABLE FOR LEASE

PROMINENCE SHOPS LIBERTY PARK

3735 CORPORATE WOODS DRIVE VESTAVIA HILLS, AL 35242

PROPERTY FOR LEASE



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

205.823.3030

www.TheRetailCompanies.com



QUICK FACTS

- Easy access from Liberty Parkway and conveniently located near multiple businesses

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

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205.823.3070

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1841 Montclair Lane, Suite 102

Birmingham, AL 35216

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205.823.3080

PROMINENCE SHOPS LIBERTY PARK

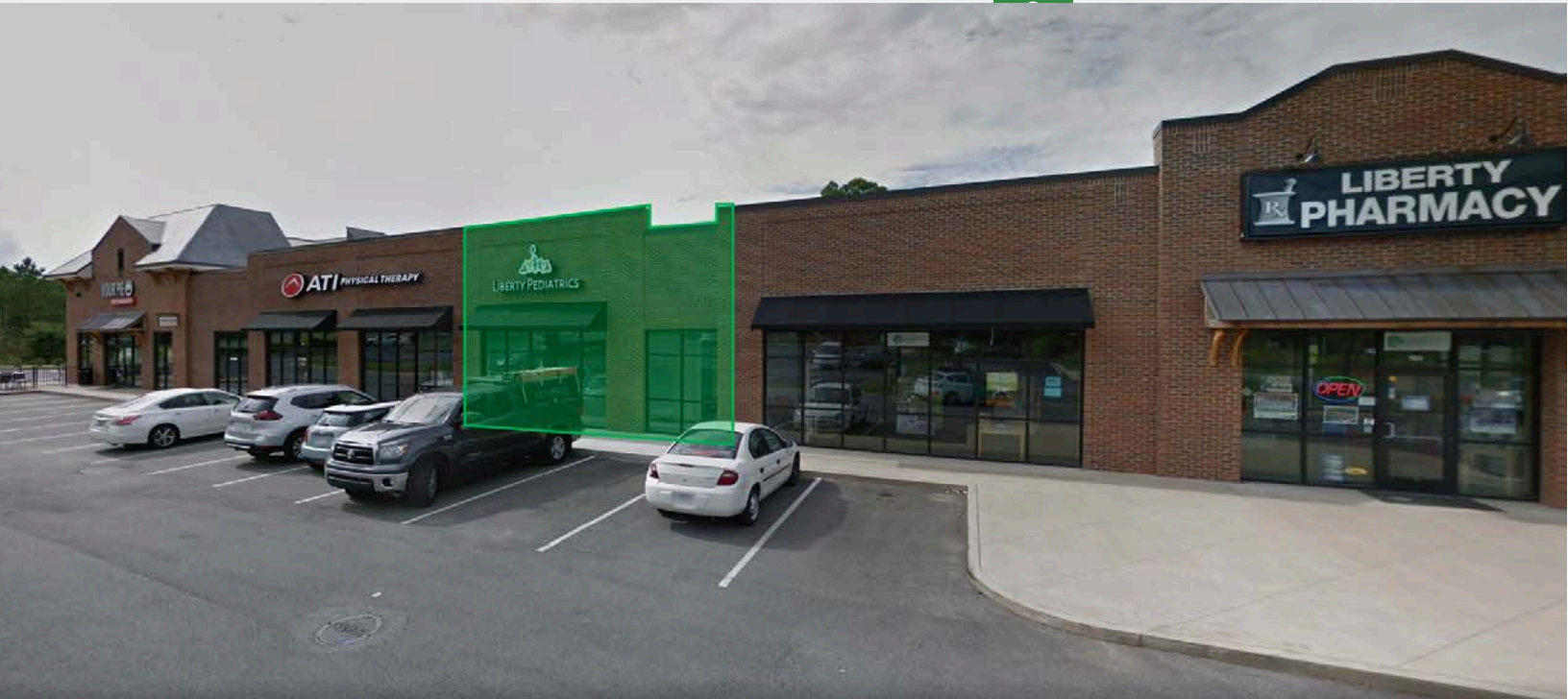
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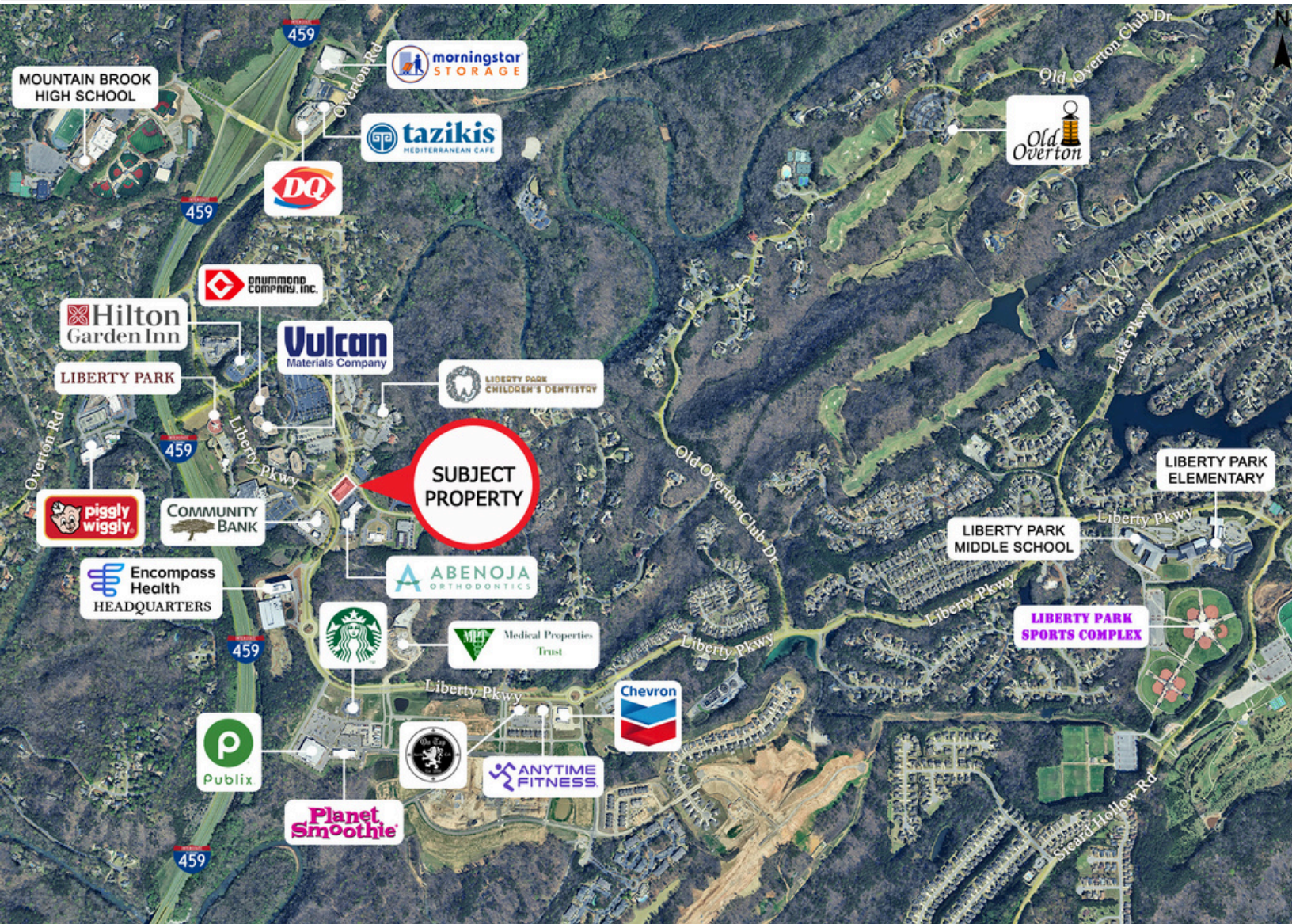
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MARKET AERIAL



TRAFFIC COUNTS

11,161 VPD (Liberty Parkway)

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2,500 SF FOR LEASE

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	1,195	26,686	89,547
2010 Population	1,452	30,001	95,230
2021 Population	1,376	31,806	104,050
2026 Population	1,399	32,654	107,951
2000-2010 Annual Rate	1.97%	1.18%	0.62%
2010-2021 Annual Rate	-0.48%	0.52%	0.79%
2021-2026 Annual Rate	0.33%	0.53%	0.74%
2021 Male Population	49.0%	48.1%	47.9%
2021 Female Population	51.0%	51.9%	52.1%
2021 Median Age	43.3	40.3	40.1

In the identified area, the current year population is 104,050. In 2010, the Census count in the area was 95,230. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 107,951 representing a change of 0.74% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	86.5%	82.8%	77.1%
2021 Black Alone	7.5%	11.5%	17.3%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	3.3%	2.7%	2.6%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	1.0%	1.2%	1.2%
2021 Two or More Races	1.5%	1.7%	1.6%
2021 Hispanic Origin (Any Race)	3.2%	3.3%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.9% 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 41.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	298	216	165
2000 Households	426	11,139	39,108
2010 Households	563	12,249	41,899
2021 Total Households	528	12,974	45,789
2026 Total Households	538	13,302	47,459
2000-2010 Annual Rate	2.83%	0.95%	0.69%
2010-2021 Annual Rate	-0.57%	0.51%	0.79%
2021-2026 Annual Rate	0.38%	0.50%	0.72%
2021 Average Household Size	2.59	2.44	2.24

The household count in this area has changed from 41,899 in 2010 to 45,789 in the current year, a change of 0.79% annually. The five-year projection of households is 47,459, a change of 0.72% annually from the current year total. Average household size is currently 2.24, compared to 2.23 in the year 2010. The number of families in the current year is 25,794 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	13.0%	18.4%	20.9%
Median Household Income			
2021 Median Household Income	\$149,636	\$106,844	\$83,797
2026 Median Household Income	\$158,076	\$115,012	\$94,840
2021-2026 Annual Rate	1.10%	1.48%	2.51%
Average Household Income			
2021 Average Household Income	\$209,253	\$160,583	\$133,993
2026 Average Household Income	\$228,350	\$175,914	\$147,866
2021-2026 Annual Rate	1.76%	1.84%	1.99%
Per Capita Income			
2021 Per Capita Income	\$74,440	\$65,654	\$58,849
2026 Per Capita Income	\$81,250	\$71,839	\$64,874
2021-2026 Annual Rate	1.77%	1.82%	1.97%

Households by Income

Current median household income is \$83,797 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$94,840 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$133,993 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$147,866 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$58,849 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,874 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	179	129	115
2000 Total Housing Units	459	11,903	42,052
2000 Owner Occupied Housing Units	362	8,145	25,433
2000 Renter Occupied Housing Units	64	2,994	13,675
2000 Vacant Housing Units	33	764	2,944
2010 Total Housing Units	581	13,097	47,156
2010 Owner Occupied Housing Units	469	9,055	27,014
2010 Renter Occupied Housing Units	94	3,194	14,885
2010 Vacant Housing Units	18	848	5,257
2021 Total Housing Units	551	13,926	51,778
2021 Owner Occupied Housing Units	458	9,152	28,028
2021 Renter Occupied Housing Units	70	3,822	17,761
2021 Vacant Housing Units	23	952	5,989
2026 Total Housing Units	560	14,251	53,592
2026 Owner Occupied Housing Units	468	9,414	29,059
2026 Renter Occupied Housing Units	69	3,888	18,400
2026 Vacant Housing Units	22	949	6,133

Currently, 54.1% of the 51,778 housing units in the area are owner occupied; 34.3%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 47,156 housing units in the area - 57.3% owner occupied, 31.6% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 4.24%. Median home value in the area is \$416,994, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.99% annually to \$507,041.

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