

942 - 3,900 SF FOR LEASE

RIVERHILLS SHOPPING CENTER

4637 - 4647 US HWY 280 BIRMINGHAM, AL 35242

PROPERTY FOR LEASE



The
Retail
Companies
Real Estate Is Our Passion.

205.823.3030
www.TheRetailCompanies.com



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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QUICK FACTS

- Popular retail center located on Highway 280 in the unincorporated portion of Shelby County.
- Traffic Counts: 90,000 vehicles per day on Highway 280.
- Signalized intersection at the center with ample parking.
- Endcap with drive-thru available

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AERIAL



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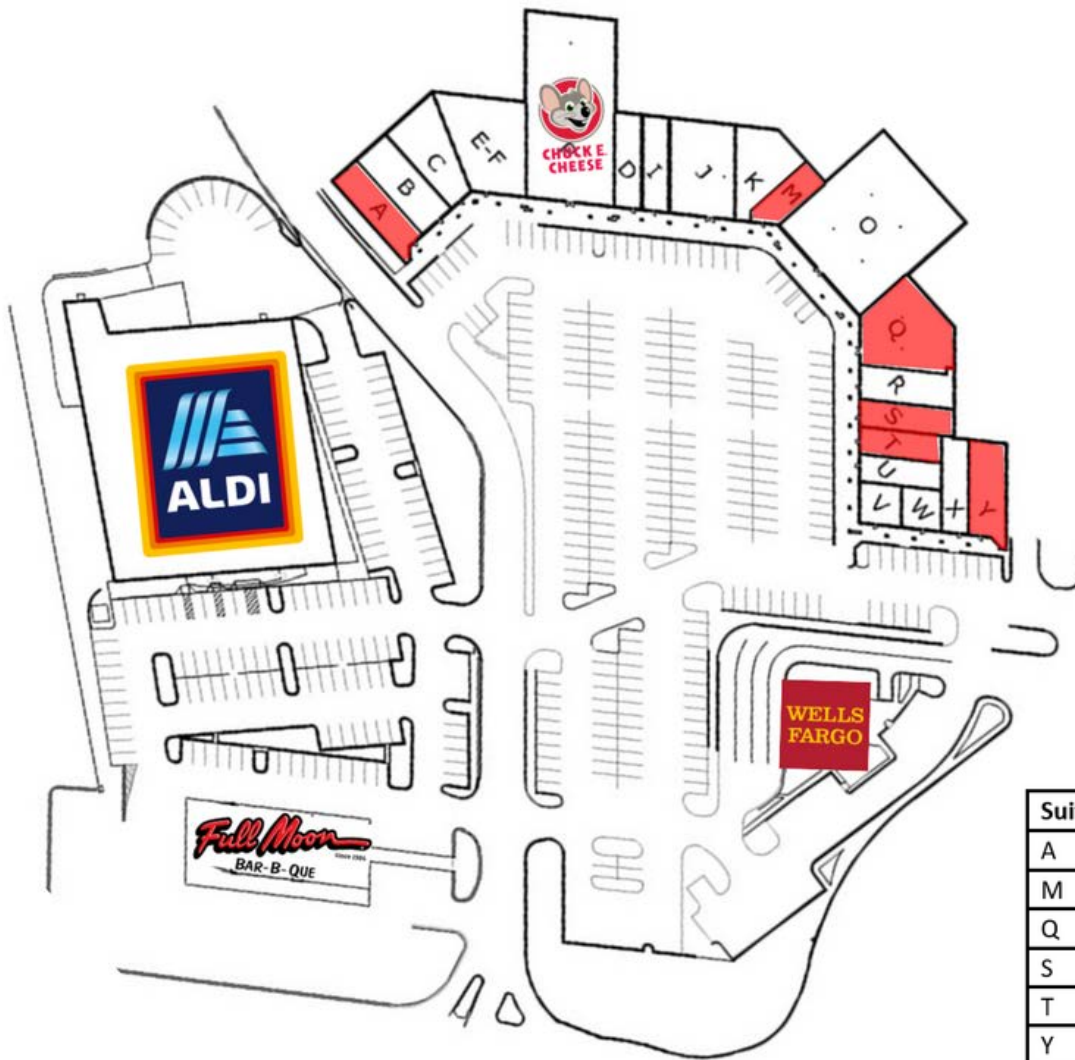
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SITE PLAN



Suite	Sq Ft
A	1,776
M	942
Q	3,900
S	1,344
T	1,203
Y	2,019

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MARKET AERIAL



TRAFFIC COUNTS

90,000 VPD on Highway 280

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DEMOGRAPHICS

Population

2000 Population	4,176	29,857	70,348
2010 Population	6,277	37,716	87,624
2021 Population	7,475	43,311	96,072
2026 Population	8,026	46,282	101,172
2000-2010 Annual Rate	4.16%	2.36%	2.22%
2010-2021 Annual Rate	1.56%	1.24%	0.82%
2021-2026 Annual Rate	1.43%	1.34%	1.04%
2021 Male Population	49.8%	48.6%	48.6%
2021 Female Population	50.2%	51.4%	51.4%
2021 Median Age	34.2	38.8	41.2

In the identified area, the current year population is 96,072. In 2010, the Census count in the area was 87,624. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 101,172 representing a change of 1.04% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	63.6%	80.9%	84.7%
2021 Black Alone	24.0%	11.1%	8.4%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	5.1%	4.5%	3.7%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	4.3%	1.5%	1.3%
2021 Two or More Races	2.7%	1.8%	1.6%
2021 Hispanic Origin (Any Race)	9.5%	4.2%	3.6%

Persons of Hispanic origin represent 3.6% 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 32.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	66	140	194
2000 Households	2,379	12,608	28,107
2010 Households	3,408	16,777	35,876
2021 Total Households	3,999	19,402	39,482
2026 Total Households	4,285	20,715	41,535
2000-2010 Annual Rate	3.66%	2.90%	2.47%
2010-2021 Annual Rate	1.43%	1.30%	0.85%
2021-2026 Annual Rate	1.39%	1.32%	1.02%
2021 Average Household Size	1.86	2.23	2.43

The household count in this area has changed from 35,876 in 2010 to 39,482 in the current year, a change of 0.85% annually. The five-year projection of households is 41,535, a change of 1.02% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 25,810 in the specified area.

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DEMOGRAPHICS

Mortgage Income

2021 Percent of Income for Mortgage	23.7%	18.2%	16.5%
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Median Household Income

2021 Median Household Income	\$58,223	\$81,279	\$99,007
2026 Median Household Income	\$63,359	\$90,705	\$107,234
2021-2026 Annual Rate	1.71%	2.22%	1.61%

Average Household Income

2021 Average Household Income	\$84,133	\$115,614	\$142,073
2026 Average Household Income	\$93,863	\$128,328	\$155,981
2021-2026 Annual Rate	2.21%	2.11%	1.89%

Per Capita Income

2021 Per Capita Income	\$43,720	\$51,305	\$58,416
2026 Per Capita Income	\$48,704	\$56,921	\$64,059
2021-2026 Annual Rate	2.18%	2.10%	1.86%

Households by Income

Current median household income is \$99,007 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$107,234 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$142,073 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$155,981 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$58,416 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,059 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	105	137	149
2000 Total Housing Units	2,685	13,542	29,804
2000 Owner Occupied Housing Units	1,013	7,647	20,456
2000 Renter Occupied Housing Units	1,366	4,961	7,651
2000 Vacant Housing Units	306	934	1,697
2010 Total Housing Units	4,216	18,816	38,874
2010 Owner Occupied Housing Units	823	9,701	25,616
2010 Renter Occupied Housing Units	2,585	7,076	10,260
2010 Vacant Housing Units	808	2,039	2,998
2021 Total Housing Units	5,016	21,823	43,009
2021 Owner Occupied Housing Units	1,135	11,047	27,803
2021 Renter Occupied Housing Units	2,864	8,355	11,679
2021 Vacant Housing Units	1,017	2,421	3,527
2026 Total Housing Units	5,399	23,270	45,198
2026 Owner Occupied Housing Units	1,242	11,777	29,217
2026 Renter Occupied Housing Units	3,043	8,938	12,318
2026 Vacant Housing Units	1,114	2,555	3,663

Currently, 64.6% of the 43,009 housing units in the area are owner occupied; 27.2%, renter occupied; and 8.2% 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 38,874 housing units in the area - 65.9% owner occupied, 26.4% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 4.60%. Median home value in the area is \$389,058, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.93% annually to \$449,531.

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