



SARALAND CROSSINGS

21 Shell Street | Saraland, AL 36571





AVAILABILITY

SMALL SHOPS:
1,401 - 1,470 SF

PROPERTY OVERVIEW

- Grocery-anchored center at the intersection of Hwy 158 and I-65 Service Road
- Located at New Hwy 158 traffic light.
- Rare small shop space available
- Endcap with Patio Seating Available

SURROUNDING TENANTS



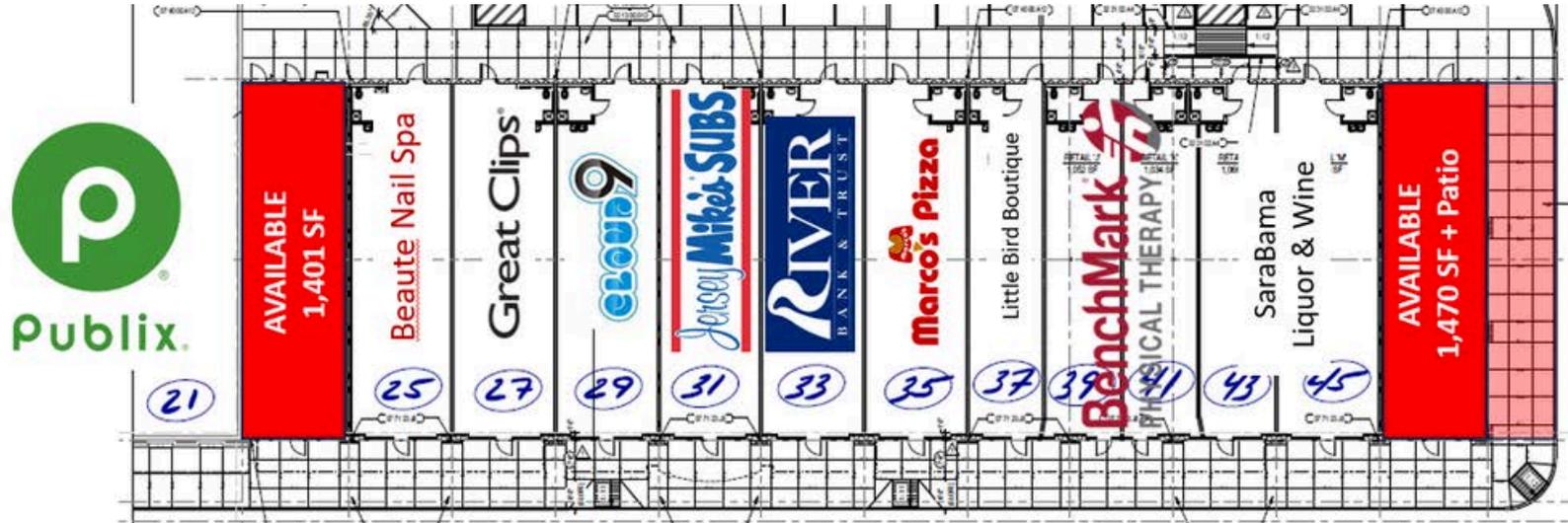
CONTACT

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TRAFFIC COUNTS

HWY-158 39,529 VPD



Executive Summary

21 Shell St, Saraland, Alabama, 36571 3
 21 Shell St, Saraland, Alabama, 36571
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,187	14,825	42,379
2020 Population	1,259	16,235	42,545
2025 Population	1,349	15,987	41,369
2030 Population	1,382	15,826	40,926
2010-2020 Annual Rate	0.59%	0.91%	0.04%
2020-2025 Annual Rate	1.32%	-0.29%	-0.53%
2025-2030 Annual Rate	0.48%	-0.20%	-0.22%

Age	1 mile	3 miles	5 miles
2025 Median Age	38.2	38.4	39.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	63.6%	64.8%	48.1%
Black Alone	30.0%	25.8%	44.6%
American Indian Alone	1.0%	1.3%	1.0%
Asian Alone	1.2%	1.1%	0.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	1.1%	0.9%
Two or More Races	3.6%	5.9%	4.7%
Hispanic Origin	1.3%	2.4%	1.9%
Diversity Index	51.7	53.2	58.4

Households	1 mile	3 miles	5 miles
2010 Total Households	355	5,595	15,897
2020 Total Households	515	6,358	16,476
2025 Total Households	581	6,534	16,764
2030 Total Households	616	6,650	17,013
2010-2020 Annual Rate	3.79%	1.29%	0.36%
2020-2025 Annual Rate	2.32%	0.52%	0.33%
2025-2030 Annual Rate	1.18%	0.35%	0.30%
2025 Average Household Size	2.25	2.42	2.43
Wealth Index	77	60	56

¹ **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 21 Shell St, Saraland, Alabama, 36571 3 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	15.6%	22.8%	23.6%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$73,457	\$54,036	\$48,146
2030 Median Household Income	\$78,886	\$64,487	\$55,237
2025-2030 Annual Rate	1.44%	3.60%	2.79%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$100,998	\$79,626	\$72,469
2030 Average Household Income	\$110,235	\$90,136	\$81,804

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$41,876	\$32,794	\$29,468
2030 Per Capita Income	\$47,311	\$38,137	\$34,104
2025-2030 Annual Rate	2.47%	3.06%	2.97%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	44.6	47.9	48.9

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	57.9	52.1	46.6

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	149	102	97
2010 Total Housing Units	387	6,388	18,183
2010 Owner Occupied Hus (%)	80.3%	71.3%	67.0%
2010 Renter Occupied Hus (%)	19.4%	28.6%	33.0%
2010 Vacant Housing Units (%)	8.3%	12.4%	12.6%
2020 Housing Units	575	6,921	18,421
2020 Owner Occupied HUs (%)	60.0%	63.2%	63.7%
2020 Renter Occupied HUs (%)	40.0%	36.8%	36.3%
Vacant Housing Units	8.3%	7.6%	10.6%
2025 Housing Units	670	7,141	18,877
Owner Occupied Housing Units	60.2%	63.7%	64.3%
Renter Occupied Housing Units	39.8%	36.3%	35.6%
Vacant Housing Units	13.3%	8.5%	11.2%
2030 Total Housing Units	708	7,266	19,136
2030 Owner Occupied Housing Units	366	4,255	11,011
2030 Renter Occupied Housing Units	250	2,396	6,002
2030 Vacant Housing Units	92	616	2,123

¹ **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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