SOUTHLAKE VILLAGE

4524 Southlake Parkway | Hoover, AL 35244

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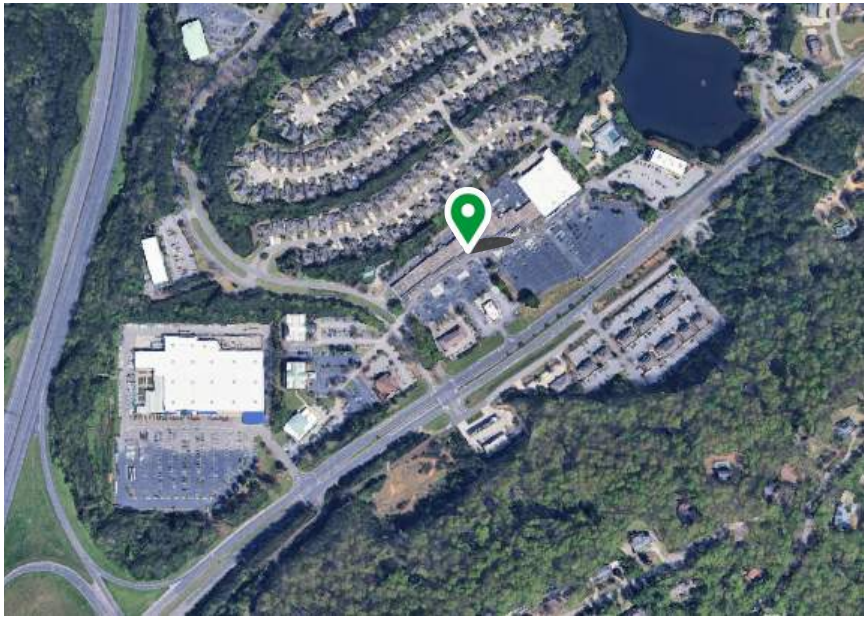
FOR LEASE



AVAILABILITY

+/- 1,080- 11,891 SF

CONTACT

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PROPERTY OVERVIEW

- Located along Valleydale Road with easy access to I-65
- Convenient to surrounding neighborhoods
- 2nd Generation Restaurant Available (w/ Patio)
- Endcap restaurant opportunity available
- Convenient to neighborhoods

TRAFFIC COUNTS

Valleydale Road	25,982 VPD

SURROUNDING TENANTS

LOWE'S, Walgreens, Regions, Chick-fil-A, SONIC, Publix, Chevron, CVS pharmacy

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	2	LoanDepot	2,160
	3	The Rook Salon	1,608
	4 - 6	Alfa Insurance	5,904
	7	Toujours	2,925
	10	CoreFit	9,000
Virtual Tour	15	AVAILABLE	11,891
Virtual Tour	16	AVAILABLE	1,308
	17	Nail Salon	1,750
	18	Razor's Barber & Style	1,350
	20	Jefferson's	4,410
	25	Neuroactive Therapy & Wellness	2,590
	26	Southlake Orthopedics	1,700
	27	Rest and Digest Wellness Clinic	1,200
	28	Happy China	1,500
Virtual Tour	29	AVAILABLE	1,080
	30	Remedies Pharmacy	2,940
Virtual Tour	34	AVAILABLE	1,080
	35	Gadsden Music Company	2,400
	OP	AVAILABLE	0.5 AC

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FOR LEASE

	1 mile	3 miles	5 miles
Population			
2010 Population	3,070	38,644	95,142
2020 Population	3,155	39,719	100,521
2023 Population	3,179	39,555	100,409
2028 Population	3,182	39,403	100,475
2010-2020 Annual Rate	0.27%	0.27%	0.55%
2020-2023 Annual Rate	0.23%	-0.13%	-0.03%
2023-2028 Annual Rate	0.02%	-0.08%	0.01%
2023 Male Population	49.5%	48.8%	48.4%
2023 Female Population	50.5%	51.2%	51.6%
2023 Median Age	50.0	36.2	39.5

In the identified area, the current year population is 100,409. In 2020, the Census count in the area was 100,521. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 100,475 representing a change of 0.01% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.5, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	87.0%	58.8%	69.2%
2023 Black Alone	3.6%	22.9%	15.2%
2023 American Indian/Alaska Native Alone	0.3%	0.6%	0.5%
2023 Asian Alone	2.5%	5.3%	4.5%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	0.8%	5.6%	4.2%
2023 Two or More Races	5.8%	6.7%	6.3%
2023 Hispanic Origin (Any Race)	3.1%	10.0%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 19.4% 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 56.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	237	112	144
2010 Households	1,195	15,886	38,602
2020 Households	1,253	17,214	41,324
2023 Households	1,273	17,296	41,604
2028 Households	1,283	17,325	41,828
2010-2020 Annual Rate	0.48%	0.81%	0.68%
2020-2023 Annual Rate	0.49%	0.15%	0.21%
2023-2028 Annual Rate	0.16%	0.03%	0.11%
2023 Average Household Size	2.50	2.26	2.40

The household count in this area has changed from 41,324 in 2020 to 41,604 in the current year, a change of 0.21% annually. The five-year projection of households is 41,828, a change of 0.11% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 26,177 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	17.7%	24.9%	23.6%
Median Household Income			
2023 Median Household Income	$113,476	$71,019	$84,161
2028 Median Household Income	$121,580	$78,904	$92,733
2023-2028 Annual Rate	1.39%	2.13%	1.96%
Average Household Income			
2023 Average Household Income	$163,591	$107,603	$125,377
2028 Average Household Income	$178,488	$121,188	$141,392
2023-2028 Annual Rate	1.76%	2.41%	2.43%
Per Capita Income			
2023 Per Capita Income	$61,018	$46,992	$52,417
2028 Per Capita Income	$66,977	$53,216	$59,399
2023-2028 Annual Rate	1.88%	2.52%	2.53%
GINI Index			
2023 Gini Index	31.1	41.0	39.2

Households by Income

Current median household income is $84,161 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $92,733 in five years, compared to $82,410 for all U.S. households

Current average household income is $125,377 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $141,392 in five years, compared to $122,048 for all U.S. households

Current per capita income is $52,417 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $59,399 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	147	103	107
2010 Total Housing Units	1,230	17,510	41,700
2010 Owner Occupied Housing Units	1,153	8,043	25,206
2010 Renter Occupied Housing Units	42	7,843	13,396
2010 Vacant Housing Units	35	1,624	3,098
2020 Total Housing Units	1,279	18,465	43,835
2020 Vacant Housing Units	26	1,251	2,511
2023 Total Housing Units	1,298	18,524	44,126
2023 Owner Occupied Housing Units	1,249	9,100	27,482
2023 Renter Occupied Housing Units	24	8,196	14,122
2023 Vacant Housing Units	25	1,228	2,522
2028 Total Housing Units	1,304	18,549	44,449
2028 Owner Occupied Housing Units	1,259	9,213	27,793
2028 Renter Occupied Housing Units	24	8,112	14,034
2028 Vacant Housing Units	21	1,224	2,621
Socioeconomic Status Index			
2023 Socioeconomic Status Index	77.1	56.3	60.4

Currently, 62.3% of the 44,126 housing units in the area are owner occupied; 32.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 43,835 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.20%. Median home value in the area is $331,084, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.80% annually to $344,471.

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.

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