

1,050 SF AVAILABLE

# SARALAND CROSSINGS

## PUBLIX ANCHORED CENTER

21 SHELL STREET, SARALAND, AL 36571

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

### PROPERTY PHOTOS



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**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# SARALAND CROSSINGS

## PUBLIX ANCHORED CENTER

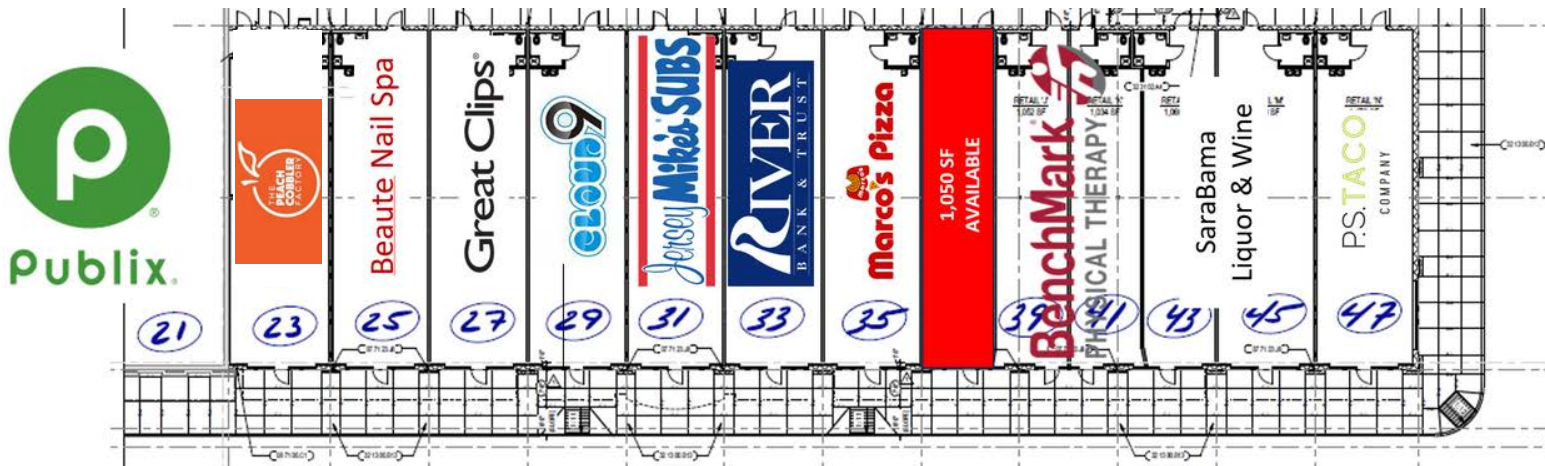
21 SHELL STREET, SARALAND, AL 36571

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

### SITE PLAN



### QUICK FACTS

- Grocery-anchored center at the intersection of Hwy 158 and I-65 Service Road
- Located at New Hwy 158 traffic light.

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**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# SARALAND CROSSINGS

## PUBLIX ANCHORED CENTER

21 SHELL STREET, SARALAND, AL 36571

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

### AERIAL TOUR



University of Mobile

Saraland High School

Saraland Sports Complex

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**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080

# SARALAND CROSSINGS

## PUBLIX ANCHORED CENTER

21 SHELL STREET, SARALAND, AL 36571

PROPERTY FOR LEASE



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

205.823.3030

TheRetailCompanies.com

### DEMOGRAPHICS

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 705    | 14,810  | 46,508  |
| 2010 Population        | 768    | 15,505  | 43,629  |
| 2021 Population        | 823    | 16,321  | 43,513  |
| 2026 Population        | 859    | 16,663  | 43,803  |
| 2000-2010 Annual Rate  | 0.86%  | 0.46%   | -0.64%  |
| 2010-2021 Annual Rate  | 0.62%  | 0.46%   | -0.02%  |
| 2021-2026 Annual Rate  | 0.86%  | 0.42%   | 0.13%   |
| 2021 Male Population   | 48.1%  | 48.2%   | 47.5%   |
| 2021 Female Population | 51.8%  | 51.8%   | 52.5%   |
| 2021 Median Age        | 40.8   | 40.7    | 40.0    |

In the identified area, the current year population is 43,513. In 2010, the Census count in the area was 43,629. The rate of change since 2010 was -0.02% annually. The five-year projection for the population in the area is 43,803 representing a change of 0.13% annually from 2021 to 2026. Currently, the population is 47.5% male and 52.5% female.

#### Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.5.

#### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2021 White Alone                         | 79.6% | 70.9% | 47.9% |
| 2021 Black Alone                         | 15.8% | 24.3% | 48.4% |
| 2021 American Indian/Alaska Native Alone | 0.8%  | 0.9%  | 0.7%  |
| 2021 Asian Alone                         | 0.8%  | 0.7%  | 0.4%  |
| 2021 Pacific Islander Alone              | 0.1%  | 0.0%  | 0.0%  |
| 2021 Other Race                          | 0.6%  | 1.4%  | 1.0%  |
| 2021 Two or More Races                   | 2.2%  | 1.8%  | 1.6%  |
| 2021 Hispanic Origin (Any Race)          | 1.6%  | 3.0%  | 2.1%  |

Persons of Hispanic origin represent 2.1% 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 55.6 in the identified area, compared to 65.4 for the U.S. as a whole.

#### Households

|                             |       |       |        |
|-----------------------------|-------|-------|--------|
| 2021 Wealth Index           | 76    | 58    | 51     |
| 2000 Households             | 280   | 5,862 | 17,264 |
| 2010 Households             | 301   | 5,971 | 16,431 |
| 2021 Total Households       | 327   | 6,306 | 16,514 |
| 2026 Total Households       | 344   | 6,457 | 16,680 |
| 2000-2010 Annual Rate       | 0.73% | 0.18% | -0.49% |
| 2010-2021 Annual Rate       | 0.74% | 0.49% | 0.04%  |
| 2021-2026 Annual Rate       | 1.02% | 0.47% | 0.20%  |
| 2021 Average Household Size | 2.29  | 2.49  | 2.59   |

The household count in this area has changed from 16,431 in 2010 to 16,514 in the current year, a change of 0.04% annually. The five-year projection of households is 16,680, a change of 0.20% annually from the current year total. Average household size is currently 2.59, compared to 2.61 in the year 2010. The number of families in the current year is 11,311 in the specified area.

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**

Bill@TheRetailCompanies.com

205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com

205.823.3080

# SARALAND CROSSINGS

## PUBLIX ANCHORED CENTER

21 SHELL STREET, SARALAND, AL 36571

PROPERTY FOR LEASE



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

205.823.3030

TheRetailCompanies.com

### DEMOGRAPHICS

|                                     | 1 mile   | 3 miles  | 5 miles  |
|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2021 Percent of Income for Mortgage | 11.0%    | 10.9%    | 12.3%    |
| <b>Median Household Income</b>      |          |          |          |
| 2021 Median Household Income        | \$59,870 | \$52,514 | \$42,969 |
| 2026 Median Household Income        | \$65,220 | \$55,692 | \$47,740 |
| 2021-2026 Annual Rate               | 1.73%    | 1.18%    | 2.13%    |
| <b>Average Household Income</b>     |          |          |          |
| 2021 Average Household Income       | \$74,449 | \$64,615 | \$57,253 |
| 2026 Average Household Income       | \$82,627 | \$71,866 | \$64,087 |
| 2021-2026 Annual Rate               | 2.11%    | 2.15%    | 2.28%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2021 Per Capita Income              | \$26,501 | \$24,843 | \$21,730 |
| 2026 Per Capita Income              | \$29,638 | \$27,700 | \$24,404 |
| 2021-2026 Annual Rate               | 2.26%    | 2.20%    | 2.35%    |

**Households by Income**  
Current median household income is \$42,969 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$47,740 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$57,253 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$64,087 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$21,730 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,404 in five years, compared to \$39,378 for all U.S. households

| <b>Housing</b>                     |     |       |        |
|------------------------------------|-----|-------|--------|
| 2021 Housing Affordability Index   | 230 | 230   | 203    |
| 2000 Total Housing Units           | 269 | 6,290 | 19,095 |
| 2000 Owner Occupied Housing Units  | 244 | 4,296 | 11,658 |
| 2000 Renter Occupied Housing Units | 36  | 1,566 | 5,606  |
| 2000 Vacant Housing Units          | -11 | 428   | 1,831  |
| 2010 Total Housing Units           | 318 | 6,784 | 18,893 |
| 2010 Owner Occupied Housing Units  | 248 | 4,244 | 11,009 |
| 2010 Renter Occupied Housing Units | 53  | 1,727 | 5,422  |
| 2010 Vacant Housing Units          | 17  | 813   | 2,462  |
| 2021 Total Housing Units           | 367 | 7,197 | 19,489 |
| 2021 Owner Occupied Housing Units  | 245 | 4,202 | 10,497 |
| 2021 Renter Occupied Housing Units | 82  | 2,104 | 6,017  |
| 2021 Vacant Housing Units          | 40  | 891   | 2,975  |
| 2026 Total Housing Units           | 386 | 7,378 | 19,773 |
| 2026 Owner Occupied Housing Units  | 260 | 4,359 | 10,750 |
| 2026 Renter Occupied Housing Units | 84  | 2,098 | 5,930  |
| 2026 Vacant Housing Units          | 42  | 921   | 3,093  |

Currently, 53.9% of the 19,489 housing units in the area are owner occupied; 30.9%, renter occupied; and 15.3% 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 18,893 housing units in the area - 58.3% owner occupied, 28.7% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 1.39%. Median home value in the area is \$125,584, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.95% annually to \$152,430.

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**

Bill@TheRetailCompanies.com

205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102

Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com

205.823.3080