

1,447 SF AVAILABLE

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

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

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Real Estate Is Our Passion

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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.

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AERIAL TOUR



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
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.

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Mortgage Income			
2021 Percent of Income for Mortgage	11.0%	10.9%	12.3%
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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

Housing			
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.

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