

1,200 - 4,556 SF FOR LEASE

SHOPS ON MONTEVALLO

4500 MONTEVALLO RD. BIRMINGHAM, AL 35213

PROPERTY FOR LEASE



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

205.823.3030
www.TheRetailCompanies.com



Photos courtesy of Costar

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

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Real Estate Is Our Passion
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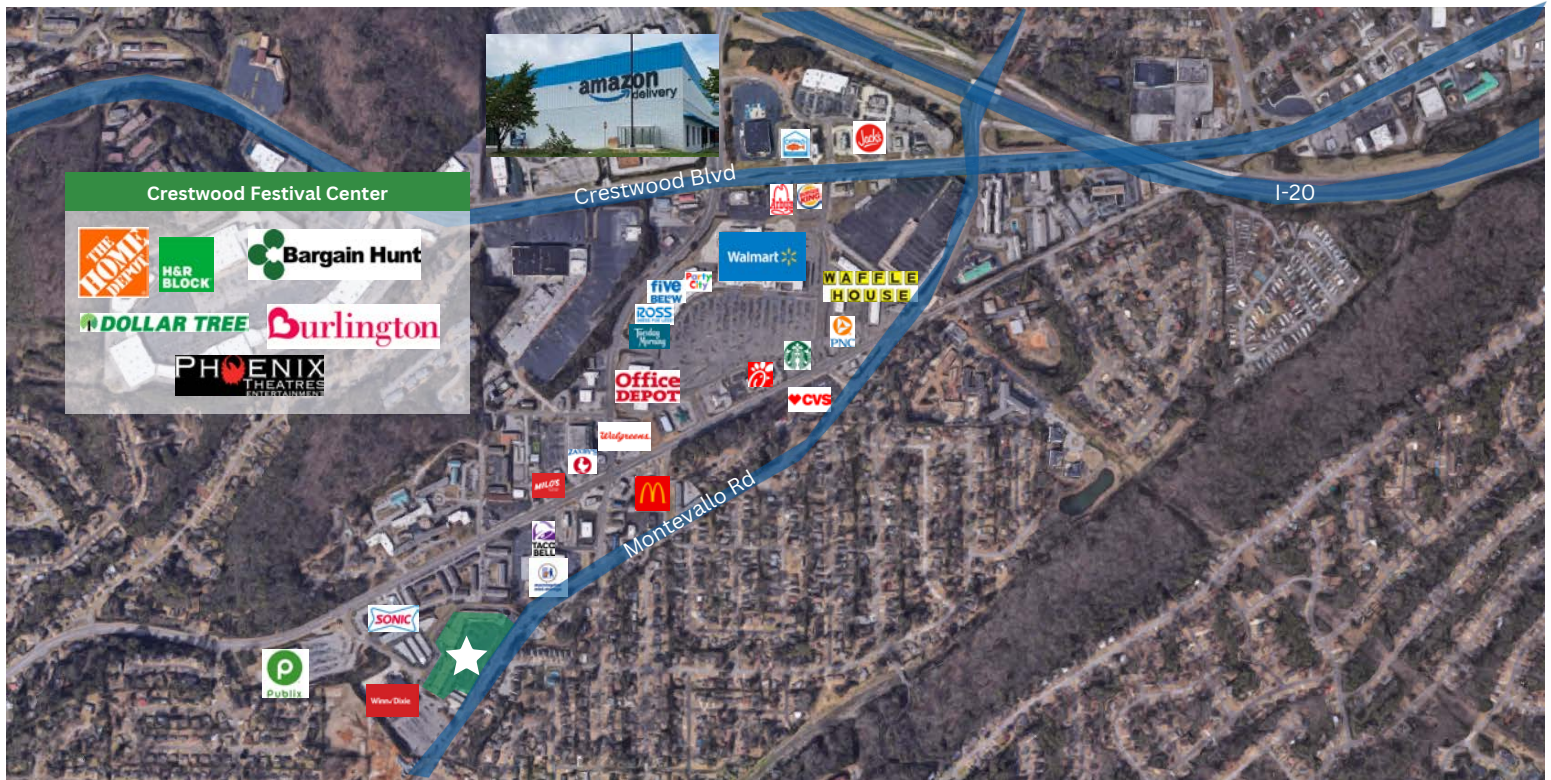
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MARKET AERIAL



QUICK FACTS

- Well lit ample parking with excellent synergy with Ace Hardware, Planet Fitness, and Winn Dixie
- Rich mix of immediate retail and restaurants including Papa Johns, Sola Salons, Subway, and Shangri La.
- Surrounded by Publix, Walmart, Winn Dixie, Five Below, Ross, Hibbett Sports, and Party City

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SITE AERIAL



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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	8,050	47,448	67,660
2020 Population	8,448	48,807	71,202
2022 Population	8,358	48,768	72,518
2027 Population	8,233	48,444	73,326
2010-2020 Annual Rate	0.48%	0.28%	0.51%
2020-2022 Annual Rate	-0.47%	-0.04%	0.82%
2022-2027 Annual Rate	-0.30%	-0.13%	0.22%
2022 Male Population	45.5%	47.8%	49.1%
2022 Female Population	54.5%	52.2%	50.9%
2022 Median Age	41.0	41.1	36.2

In the identified area, the current year population is 72,518. In 2020, the Census count in the area was 71,202. The rate of change since 2020 was 0.82% annually. The five-year projection for the population in the area is 73,326 representing a change of 0.22% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	75.1%	55.9%	56.5%
2022 Black Alone	17.2%	36.5%	31.3%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2022 Asian Alone	1.6%	1.1%	3.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.2%
2022 Other Race	1.4%	2.2%	3.1%
2022 Two or More Races	4.5%	4.1%	4.8%
2022 Hispanic Origin (Any Race)	3.3%	4.1%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.0% 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 62.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	97	128	106
2010 Households	3,815	19,237	28,744
2020 Households	3,962	20,324	30,886
2022 Households	3,949	20,301	31,319
2027 Households	3,900	20,244	31,932
2010-2020 Annual Rate	0.38%	0.55%	0.72%
2020-2022 Annual Rate	-0.15%	-0.05%	0.62%
2022-2027 Annual Rate	-0.25%	-0.06%	0.39%
2022 Average Household Size	1.97	2.36	2.13

The household count in this area has changed from 30,886 in 2020 to 31,319 in the current year, a change of 0.62% annually. The five-year projection of households is 31,932, a change of 0.39% annually from the current year total. Average household size is currently 2.13, compared to 2.12 in the year 2020. The number of families in the current year is 15,259 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	18.1%	26.8%	30.6%
Median Household Income			
2022 Median Household Income	\$77,988	\$64,172	\$59,544
2027 Median Household Income	\$96,768	\$76,515	\$72,301
2022-2027 Annual Rate	4.41%	3.58%	3.96%
Average Household Income			
2022 Average Household Income	\$108,983	\$117,825	\$109,905
2027 Average Household Income	\$130,392	\$135,104	\$127,162
2022-2027 Annual Rate	3.65%	2.77%	2.96%
Per Capita Income			
2022 Per Capita Income	\$50,973	\$49,865	\$47,119
2027 Per Capita Income	\$61,103	\$57,414	\$54,911
2022-2027 Annual Rate	3.69%	2.86%	3.11%

Current median household income is \$59,544 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$72,301 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$109,905 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$127,162 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$47,119 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,911 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	137	92	81
2010 Total Housing Units	4,193	23,029	33,893
2010 Owner Occupied Housing Units	2,320	12,411	15,050
2010 Renter Occupied Housing Units	1,495	6,826	13,694
2010 Vacant Housing Units	378	3,792	5,149
2020 Total Housing Units	4,200	22,956	35,037
2020 Vacant Housing Units	238	2,632	4,151
2022 Total Housing Units	4,171	22,958	35,888
2022 Owner Occupied Housing Units	2,370	12,541	15,687
2022 Renter Occupied Housing Units	1,579	7,760	15,632
2022 Vacant Housing Units	222	2,657	4,569
2027 Total Housing Units	4,134	22,931	36,640
2027 Owner Occupied Housing Units	2,364	12,552	15,853
2027 Renter Occupied Housing Units	1,536	7,692	16,078
2027 Vacant Housing Units	234	2,687	4,708

Currently, 43.7% of the 35,888 housing units in the area are owner occupied; 43.6%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 35,037 housing units in the area and 11.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.07%. Median home value in the area is \$345,861, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.18% annually to \$466,699.

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