

+/- 5,641 SF FOR LEASE

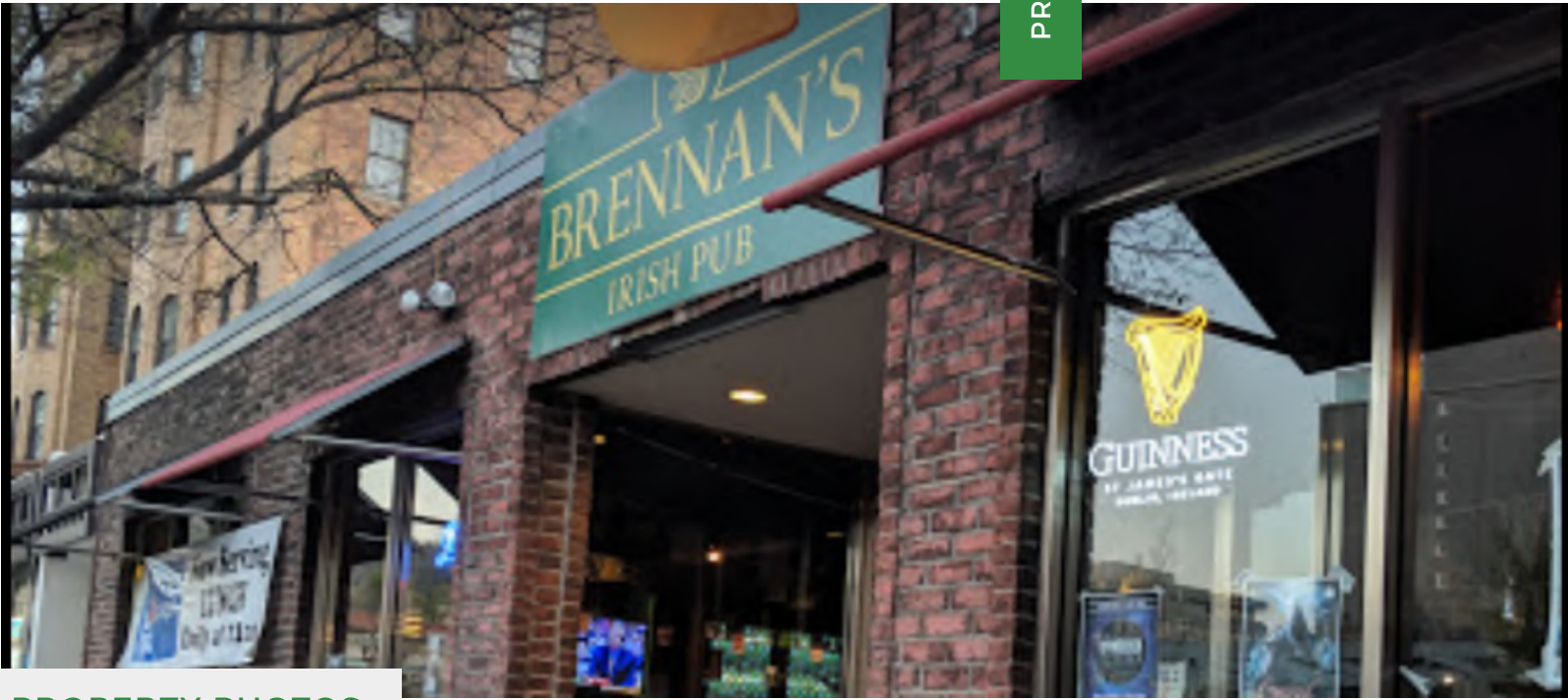
FIVE POINTS SOUTH

1108 20TH ST S, BIRMINGHAM, AL 35205

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

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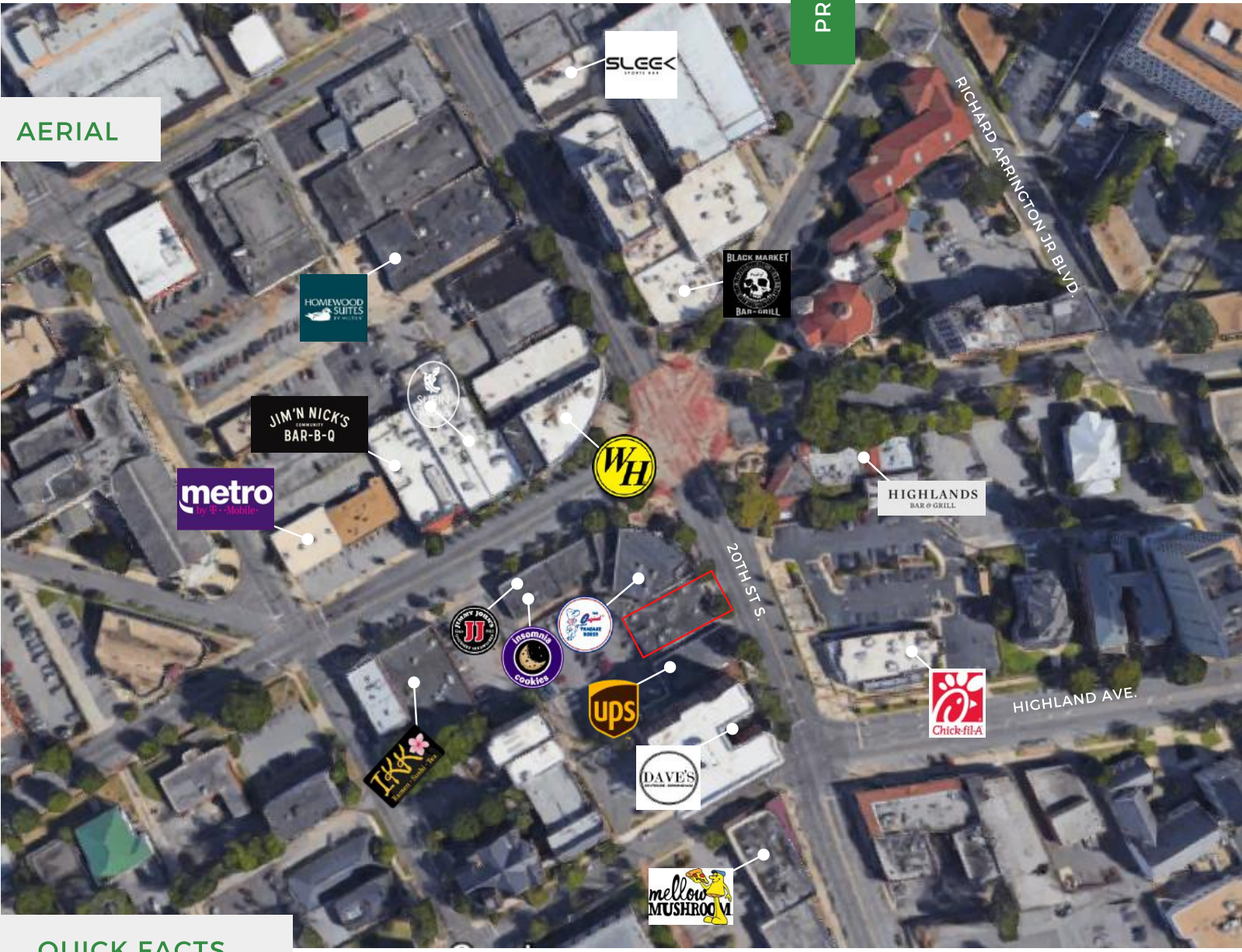
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AERIAL

QUICK FACTS

- Restaurant ready space in the historic Five Points South district
- Across the street from Chick-Fil-A and surrounded by other restaurant and retail concepts
- Excellent access to Downtown, Red Mt. Expressway, and the medical district

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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	13,512	76,115	106,218
2010 Population	14,603	67,911	93,374
2020 Population	16,280	70,075	93,516
2025 Population	17,935	71,505	93,715
2000-2010 Annual Rate	0.78%	-1.13%	-1.28%
2010-2020 Annual Rate	1.07%	0.31%	0.01%
2020-2025 Annual Rate	1.96%	0.40%	0.04%
2020 Male Population	49.9%	48.9%	47.2%
2020 Female Population	50.1%	51.1%	52.8%
2020 Median Age	30.1	36.4	39.2

In the identified area, the current year population is 93,516. In 2010, the Census count in the area was 93,374. The rate of change since 2010 was 0.01% annually. The five-year projection for the population in the area is 93,715 representing a change of 0.04% annually from 2020 to 2025. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 30.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	58.9%	47.0%	42.7%
2020 Black Alone	29.3%	46.5%	52.3%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2020 Asian Alone	6.4%	1.3%	1.6%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	2.8%	3.5%	2.0%
2020 Two or More Races	2.3%	1.5%	1.3%
2020 Hispanic Origin (Any Race)	5.9%	6.0%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.8% 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 57.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	53	97	107
2000 Households	7,373	33,081	42,548
2010 Households	7,188	29,361	38,313
2020 Total Households	8,045	30,016	38,451
2025 Total Households	9,055	30,685	38,500
2000-2010 Annual Rate	-0.25%	-1.19%	-1.04%
2010-2020 Annual Rate	1.10%	0.22%	0.04%
2020-2025 Annual Rate	2.39%	0.44%	0.03%
2020 Average Household Size	1.64	2.17	2.38

The household count in this area has changed from 38,313 in 2010 to 38,451 in the current year, a change of 0.04% annually. The five-year projection of households is 38,500, a change of 0.03% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 23,218 in the specified area.

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DEMOGRAPHICS

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Mortgage Income			
2020 Percent of Income for Mortgage	34.3%	26.3%	18.1%
Median Household Income			
2020 Median Household Income	\$37,527	\$49,987	\$53,010
2025 Median Household Income	\$40,612	\$52,154	\$56,054
2020-2025 Annual Rate	1.59%	0.85%	1.12%
Average Household Income			
2020 Average Household Income	\$65,229	\$87,836	\$89,254
2025 Average Household Income	\$72,309	\$95,891	\$97,884
2020-2025 Annual Rate	2.08%	1.77%	1.86%
Per Capita Income			
2020 Per Capita Income	\$32,165	\$38,531	\$36,816
2025 Per Capita Income	\$36,251	\$42,135	\$40,289
2020-2025 Annual Rate	2.42%	1.80%	1.82%

Households by Income

Current median household income is \$53,010 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$56,054 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$89,254 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,884 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$36,816 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,289 in five years, compared to \$37,691 for all U.S. households

Housing

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Housing Affordability Index	70	91	132
2000 Total Housing Units	8,873	37,250	47,075
2000 Owner Occupied Housing Units	1,579	14,961	25,936
2000 Renter Occupied Housing Units	5,794	18,120	16,612
2000 Vacant Housing Units	1,500	4,169	4,527
2010 Total Housing Units	8,660	35,780	44,935
2010 Owner Occupied Housing Units	1,744	13,405	22,860
2010 Renter Occupied Housing Units	5,444	15,956	15,453
2010 Vacant Housing Units	1,472	6,419	6,622
2020 Total Housing Units	9,918	37,428	46,080
2020 Owner Occupied Housing Units	1,709	12,702	21,994
2020 Renter Occupied Housing Units	6,336	17,315	16,457
2020 Vacant Housing Units	1,873	7,412	7,629
2025 Total Housing Units	10,982	38,314	46,454
2025 Owner Occupied Housing Units	1,700	12,757	21,969
2025 Renter Occupied Housing Units	7,355	17,928	16,531
2025 Vacant Housing Units	1,927	7,629	7,954

Currently, 47.7% of the 46,080 housing units in the area are owner occupied; 35.7%, renter occupied; and 16.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 44,935 housing units in the area - 50.9% owner occupied, 34.4% renter occupied, and 14.7% vacant. The annual rate of change in housing units since 2010 is 1.12%. Median home value in the area is \$229,637, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.60% annually to \$248,608.

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