

1,400 - 5,000 sf

# CALERA RETAIL REDEVELOPMENT WITH DRIVE THRU

4979 HIGHWAY 31, CALERA, AL 35040

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

**\*REVELOPMENT  
WITH DRIVE  
THRU**

**(Do not contact  
operating business)**



**Walmart**



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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205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

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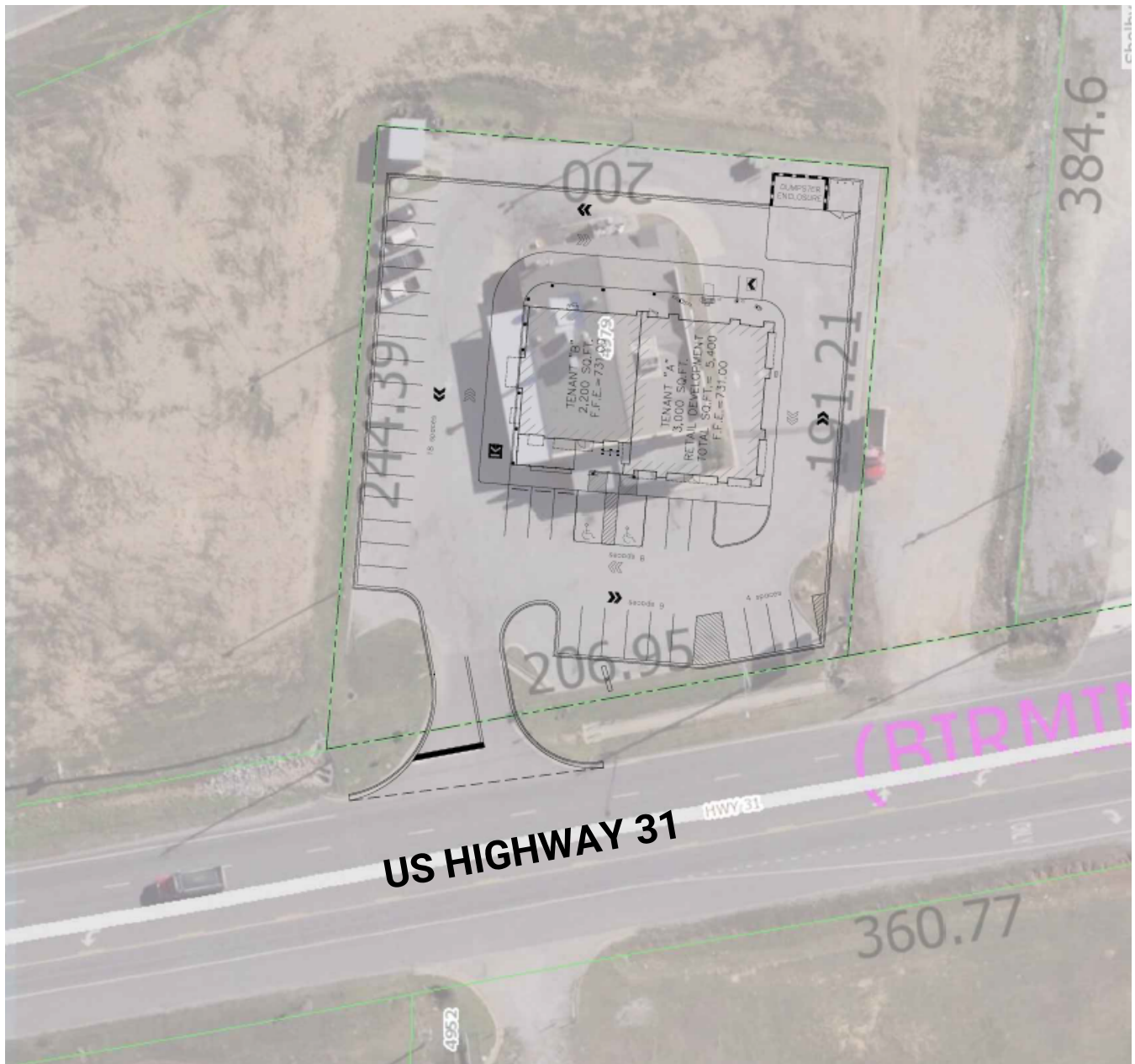
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## SITE PLAN

**\*Proposed plan**



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AERIAL



## QUICK FACTS

- Drive Thru on Endcap available
- Visible from Hwy 31 with Pylon signage available
- Two-Tenant development
- Located on Hwy 31 in Calera's main retail corridor
- Walmart, Publix, Dollar Tree, Chick Fil A, and a host of other national tenants located nearby

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## DEMOGRAPHICS

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	4,319	9,562	19,959
2010 Population	9,677	18,493	33,070
2019 Population	11,371	21,730	37,755
2024 Population	12,323	23,621	40,672
2000-2010 Annual Rate	8.40%	6.82%	5.18%
2010-2019 Annual Rate	1.76%	1.76%	1.44%
2019-2024 Annual Rate	1.62%	1.68%	1.50%
2019 Male Population	48.9%	48.9%	49.1%
2019 Female Population	51.1%	51.1%	50.9%
2019 Median Age	36.0	36.6	36.3
	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	12.5%	13.0%	13.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$60,948	\$62,063	\$63,001
2024 Median Household Income	\$68,548	\$70,386	\$71,966
2019-2024 Annual Rate	2.38%	2.55%	2.70%
<b>Average Household Income</b>			
2019 Average Household Income	\$73,976	\$75,312	\$78,292
2024 Average Household Income	\$84,537	\$86,253	\$89,915
2019-2024 Annual Rate	2.70%	2.75%	2.81%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$28,222	\$28,679	\$29,143
2024 Per Capita Income	\$32,233	\$32,794	\$33,426
2019-2024 Annual Rate	2.69%	2.72%	2.78%

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