

525 - 10,625 SF FOR LEASE +/- 2 ACRES FOR SALE

# SOUTHLAND PLAZA

2019 6TH AVENUE SOUTHEAST, DECATUR, AL 35601

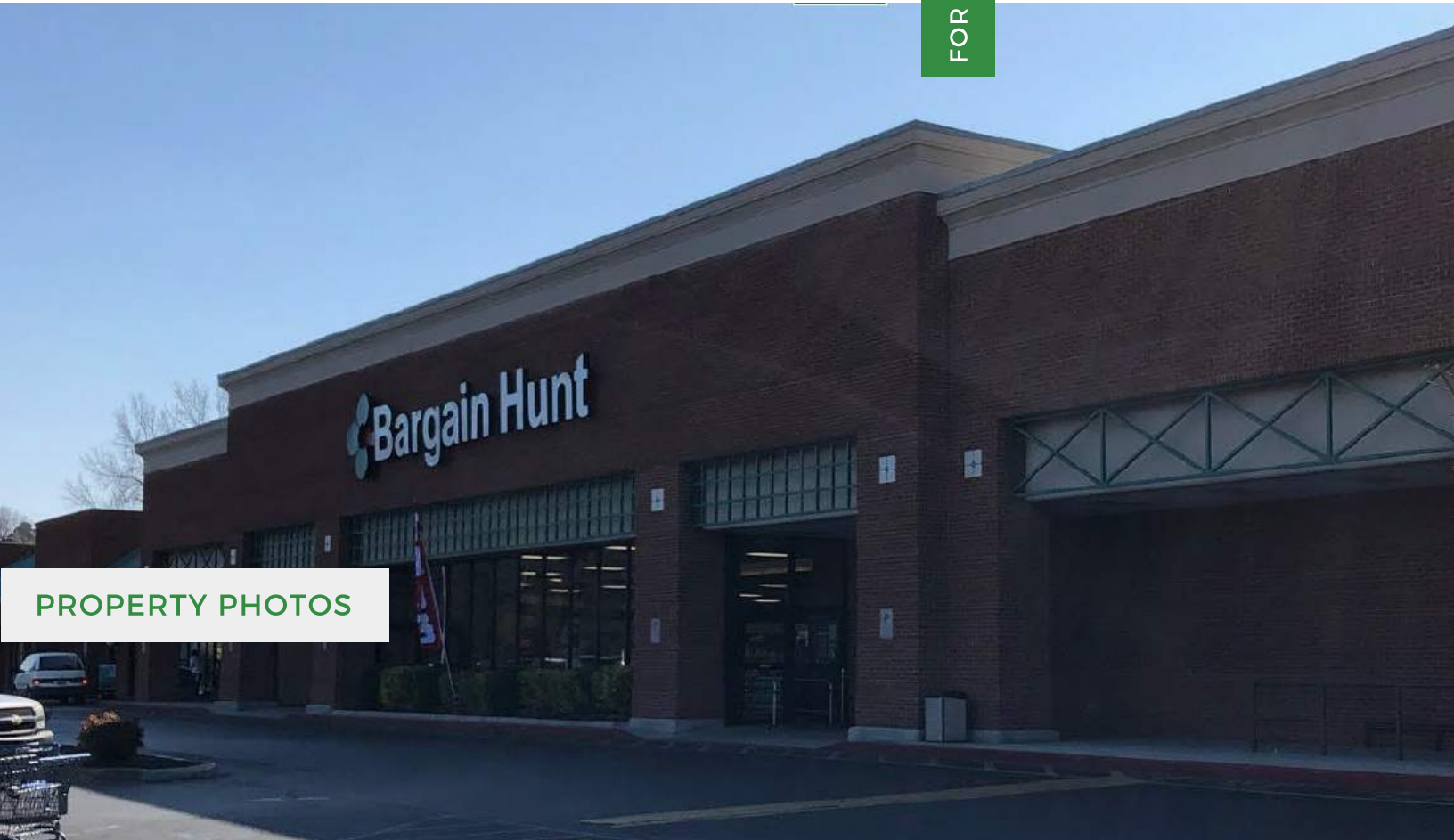
FOR LEASE & FOR SALE



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**

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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AERIAL



QUICK FACTS

- Anchored by Bargain Hunt, Dollar Tree, Badcock, and other retailers
- Pylon Signage available
- Located at the highly trafficked Highway 31 (27,800 VPD)
- FOR LEASE: 525 - 10,625 SF
- FOR SALE: +/-2 Acre Signalized Outparcel

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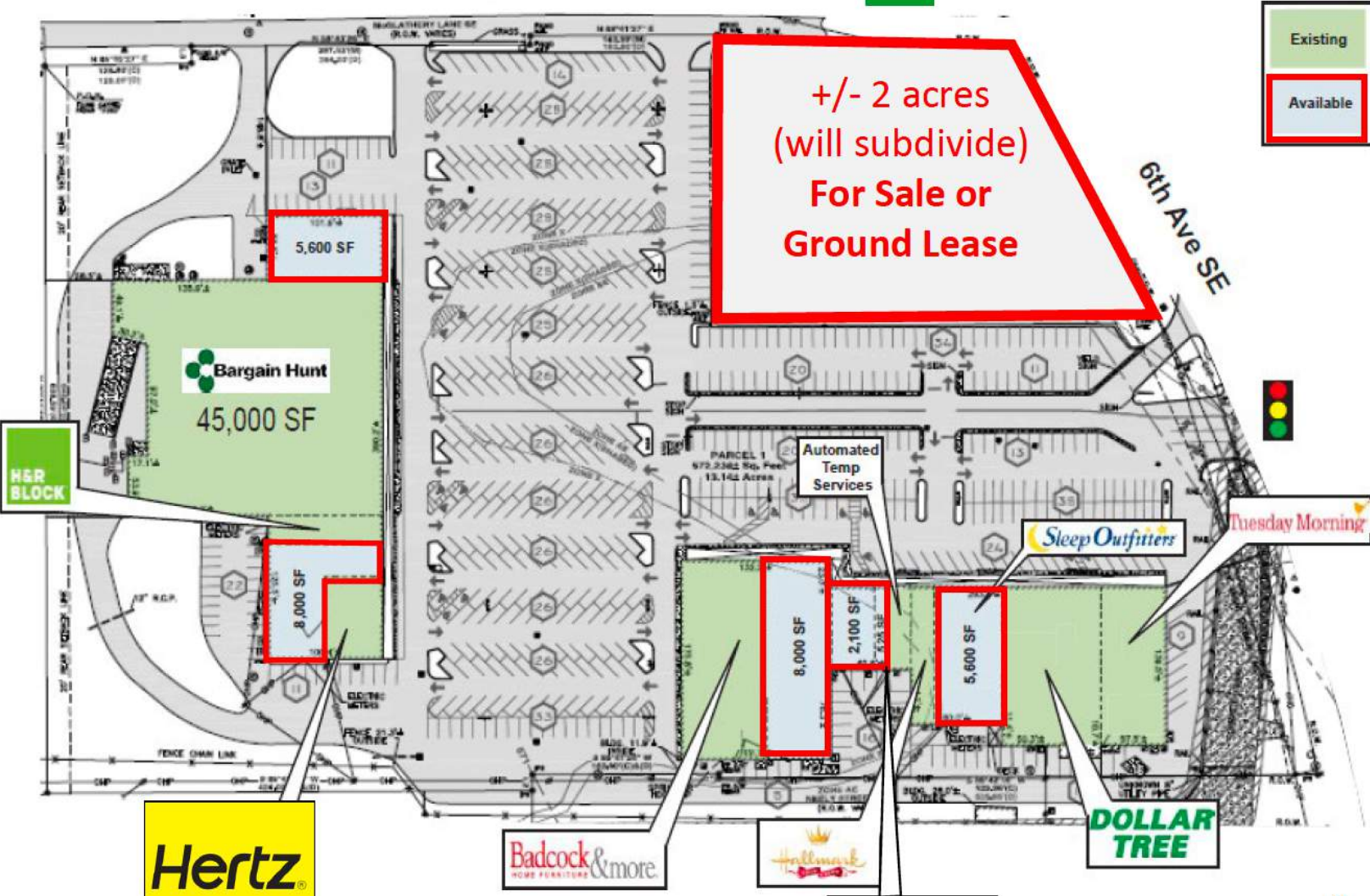


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## SITE PLAN



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,874	35,084	57,268
2010 Total Population	2,177	36,366	60,079
2018 Total Population	2,130	36,082	59,884
2018 Group Quarters	18	677	1,677
2023 Total Population	2,100	35,788	59,496
2018-2023 Annual Rate	-0.28%	-0.16%	-0.13%
2018 Total Daytime Population	5,106	43,976	66,468
Workers	3,942	23,677	33,607
Residents	1,164	20,299	32,861
<b>Household Summary</b>			
2000 Households	801	14,690	23,022
2000 Average Household Size	2.34	2.36	2.43
2010 Households	873	14,845	24,020
2010 Average Household Size	2.47	2.40	2.43
2018 Households	841	14,580	23,748
2018 Average Household Size	2.51	2.43	2.45
2023 Households	827	14,418	23,532
2023 Average Household Size	2.52	2.44	2.46
2018-2023 Annual Rate	-0.34%	-0.22%	-0.18%
2010 Families	525	9,740	15,942
2010 Average Family Size	3.13	2.96	3.00
2018 Families	493	9,357	15,458
2018 Average Family Size	3.19	3.01	3.04
2023 Families	480	9,177	15,207
2023 Average Family Size	3.21	3.03	3.05
2018-2023 Annual Rate	-0.53%	-0.39%	-0.33%
<b>Housing Unit Summary</b>			
2000 Housing Units	895	16,101	25,262
Owner Occupied Housing Units	52.6%	57.6%	59.2%
Renter Occupied Housing Units	36.9%	33.7%	31.9%
Vacant Housing Units	10.5%	8.8%	8.9%
2010 Housing Units	936	16,170	26,117
Owner Occupied Housing Units	40.6%	55.4%	58.3%
Renter Occupied Housing Units	52.7%	36.4%	33.7%
Vacant Housing Units	6.7%	8.2%	8.0%
2018 Housing Units	934	16,364	26,471
Owner Occupied Housing Units	41.8%	56.9%	59.9%
Renter Occupied Housing Units	48.3%	32.2%	29.8%
Vacant Housing Units	10.0%	10.9%	10.3%
2023 Housing Units	945	16,578	26,829
Owner Occupied Housing Units	41.6%	56.5%	59.6%
Renter Occupied Housing Units	45.9%	30.5%	28.1%
Vacant Housing Units	12.5%	13.0%	12.3%
<b>Median Household Income</b>			
2018	\$36,859	\$44,224	\$46,024
2023	\$40,746	\$50,935	\$52,373
<b>Median Home Value</b>			
2018	\$102,160	\$121,853	\$135,324
2023	\$117,614	\$132,290	\$146,324
<b>Per Capita Income</b>			
2018	\$23,089	\$24,758	\$25,868
2023	\$26,042	\$27,746	\$29,043
<b>Median Age</b>			
2010	34.8	36.2	37.5
2018	36.4	37.7	39.0
2023	37.6	38.7	39.9

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