

FREESTANDING OR MULTI TENANT

# HOOVER HIGHWAY 31

1539 MONTGOMERY HIGHWAY HOOVER, AL 35216

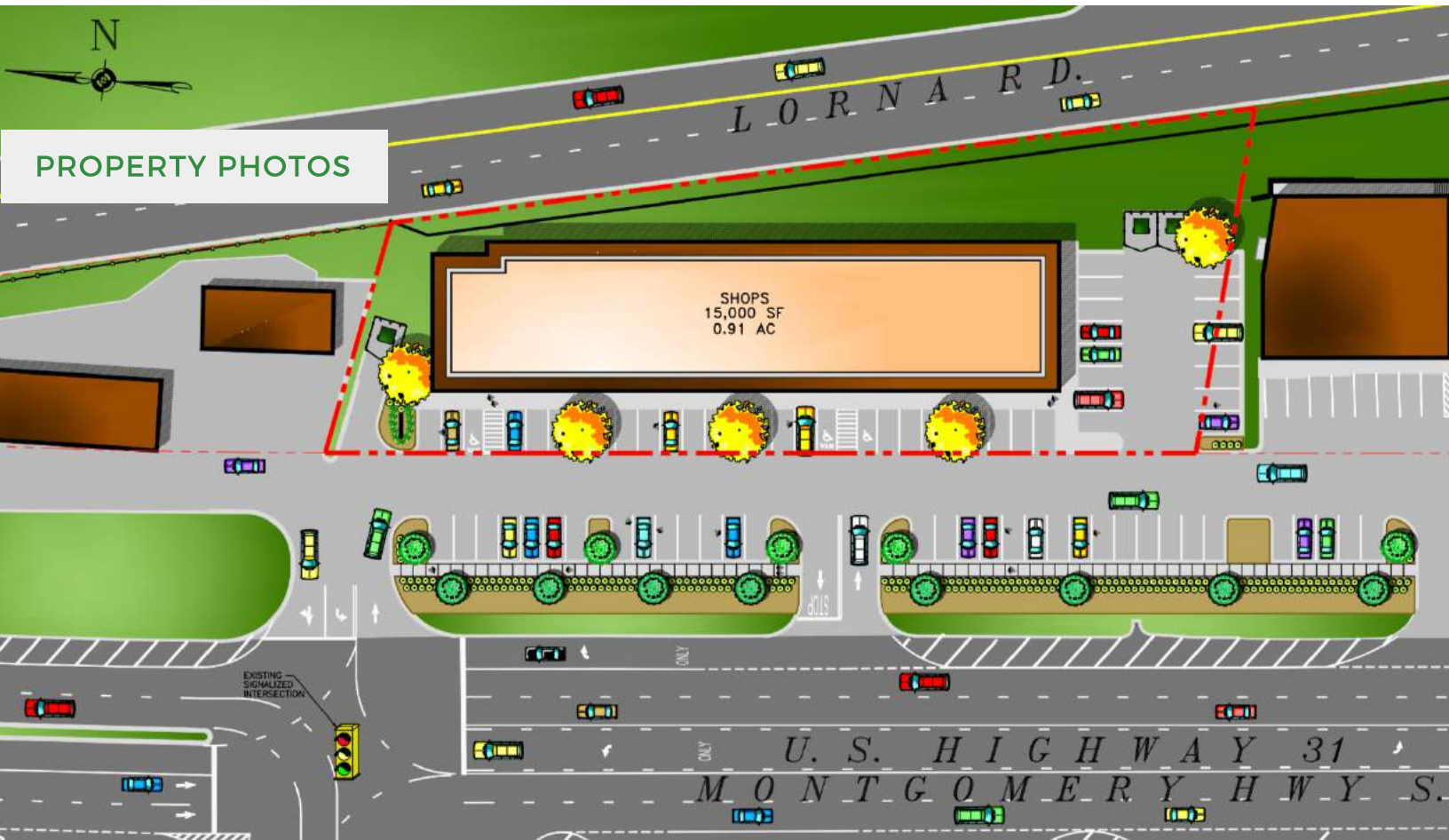
GROUND LEASE/BTS



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**CALL FOR PRICING**

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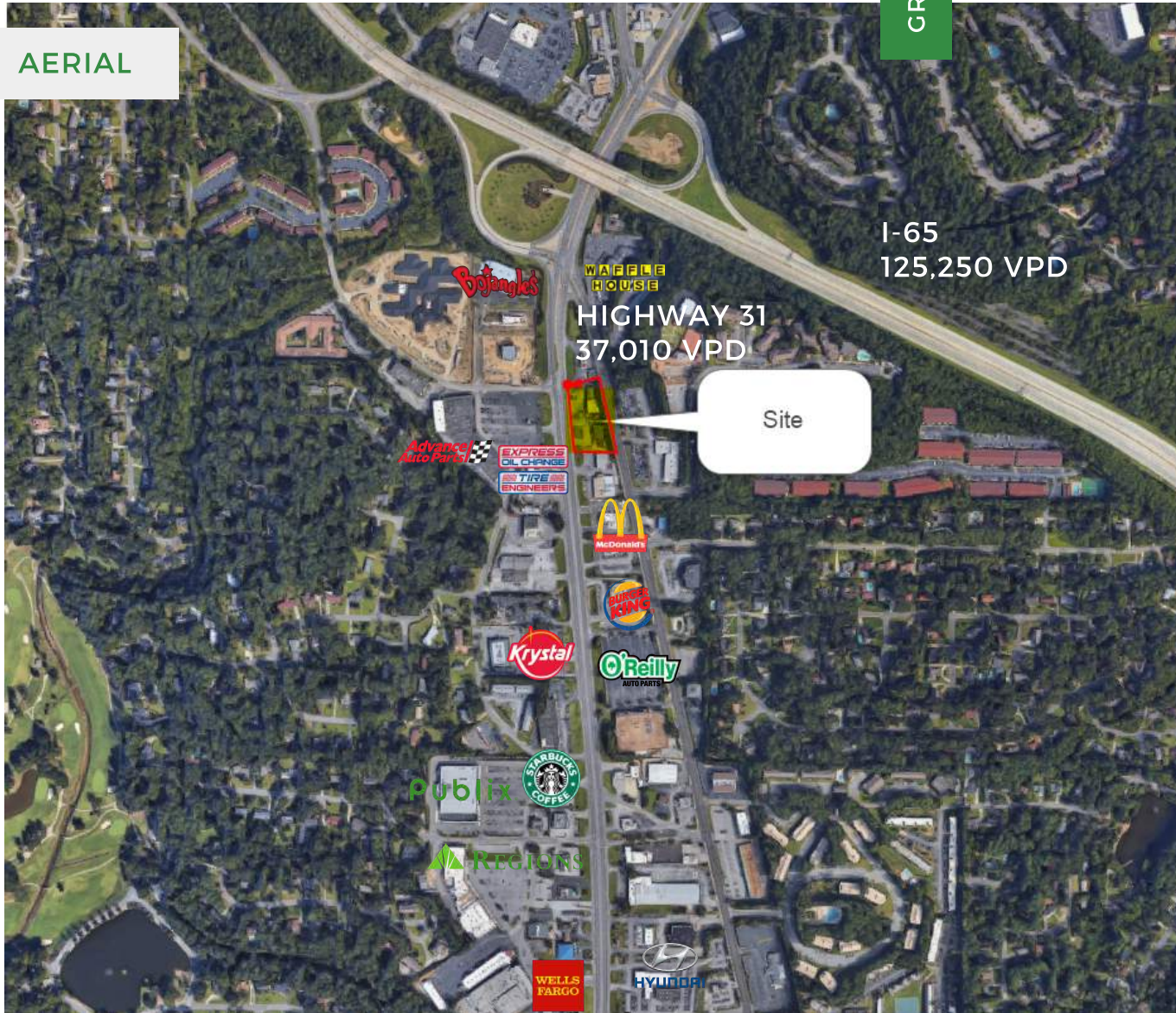
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AERIAL



## QUICK FACTS

- Located along one of Hoover's most active retail corridors
- Interstate and highway visibility at a lighted interchange
- Various space and building size opportunities with potential drive-thru's
- 150,000+ population within five miles

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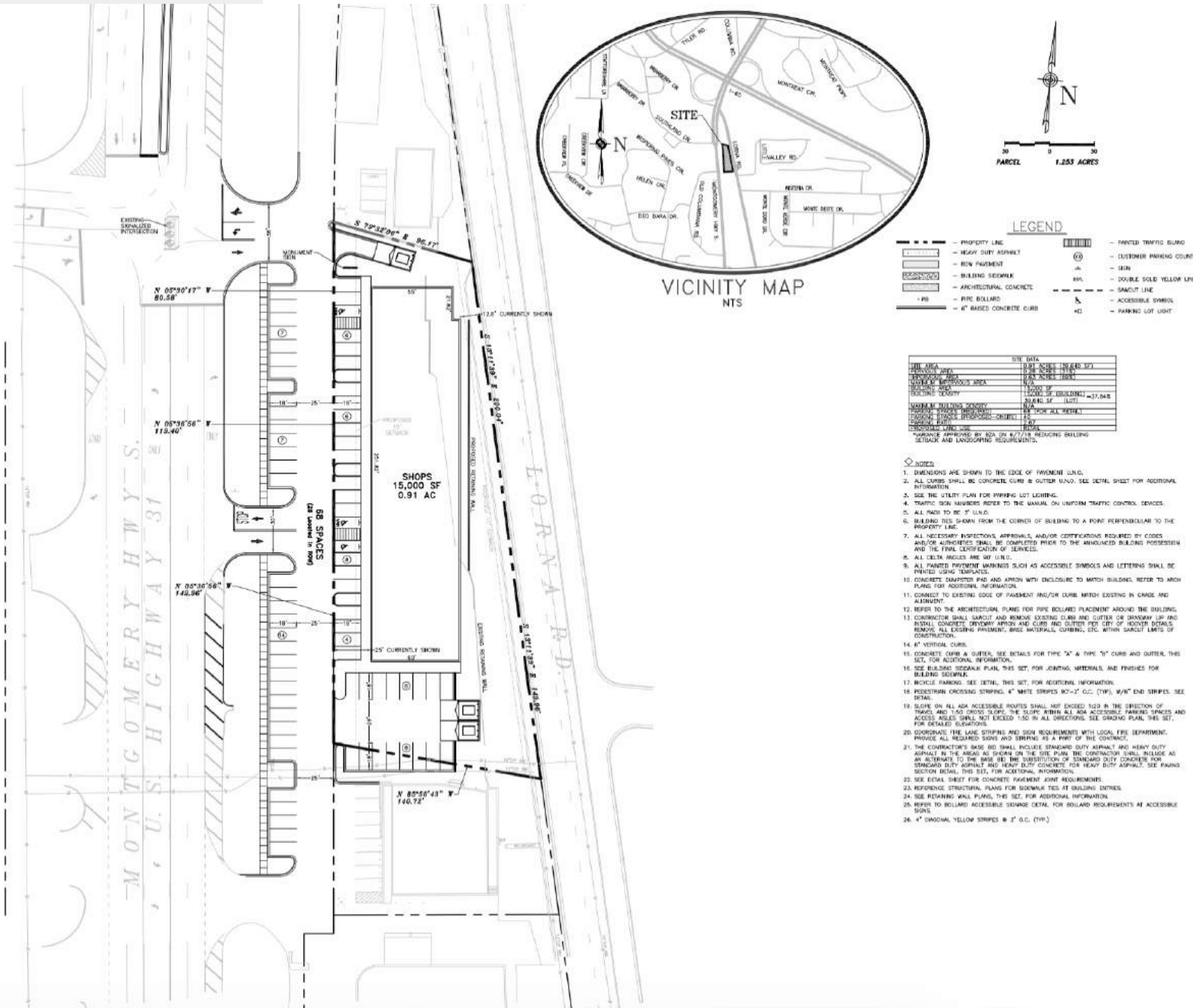


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## SITE PLAN



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## DEMOGRAPHICS

|                                 | 1 mile   | 3 miles   | 5 miles   |
|---------------------------------|----------|-----------|-----------|
| <b>Population</b>               |          |           |           |
| 2000 Population                 | 8,575    | 61,594    | 122,908   |
| 2010 Population                 | 8,744    | 68,778    | 138,604   |
| 2018 Population                 | 8,830    | 70,914    | 147,781   |
| 2023 Population                 | 8,882    | 72,269    | 152,357   |
| 2000-2010 Annual Rate           | 0.20%    | 1.11%     | 1.21%     |
| 2010-2018 Annual Rate           | 0.12%    | 0.37%     | 0.78%     |
| 2018-2023 Annual Rate           | 0.12%    | 0.38%     | 0.61%     |
| 2018 Male Population            | 47.4%    | 47.9%     | 47.8%     |
| 2018 Female Population          | 52.6%    | 52.1%     | 52.2%     |
| 2018 Median Age                 | 37.7     | 36.3      | 36.5      |
| <b>Median Household Income</b>  |          |           |           |
| 2018 Median Household Income    | \$59,465 | \$66,552  | \$69,593  |
| 2023 Median Household Income    | \$66,043 | \$75,626  | \$77,718  |
| 2018-2023 Annual Rate           | 2.12%    | 2.59%     | 2.23%     |
| <b>Average Household Income</b> |          |           |           |
| 2018 Average Household Income   | \$86,550 | \$93,801  | \$99,704  |
| 2023 Average Household Income   | \$95,536 | \$103,159 | \$108,883 |
| 2018-2023 Annual Rate           | 2.00%    | 1.92%     | 1.78%     |
| <b>Per Capita Income</b>        |          |           |           |
| 2018 Per Capita Income          | \$38,903 | \$39,687  | \$41,779  |
| 2023 Per Capita Income          | \$42,913 | \$43,519  | \$45,506  |
| 2018-2023 Annual Rate           | 1.98%    | 1.86%     | 1.72%     |
| <b>Households by Income</b>     |          |           |           |

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