

11,410 SF FOR SALE

FORMER RITE AID

1 N BROADWAY AVENUE, SYLACAUGA, AL 35150

PROPERTY FOR SALE



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

205.823.3030

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PROPERTY PHOTOS



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\$950,000

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Real Estate Is Our Passion

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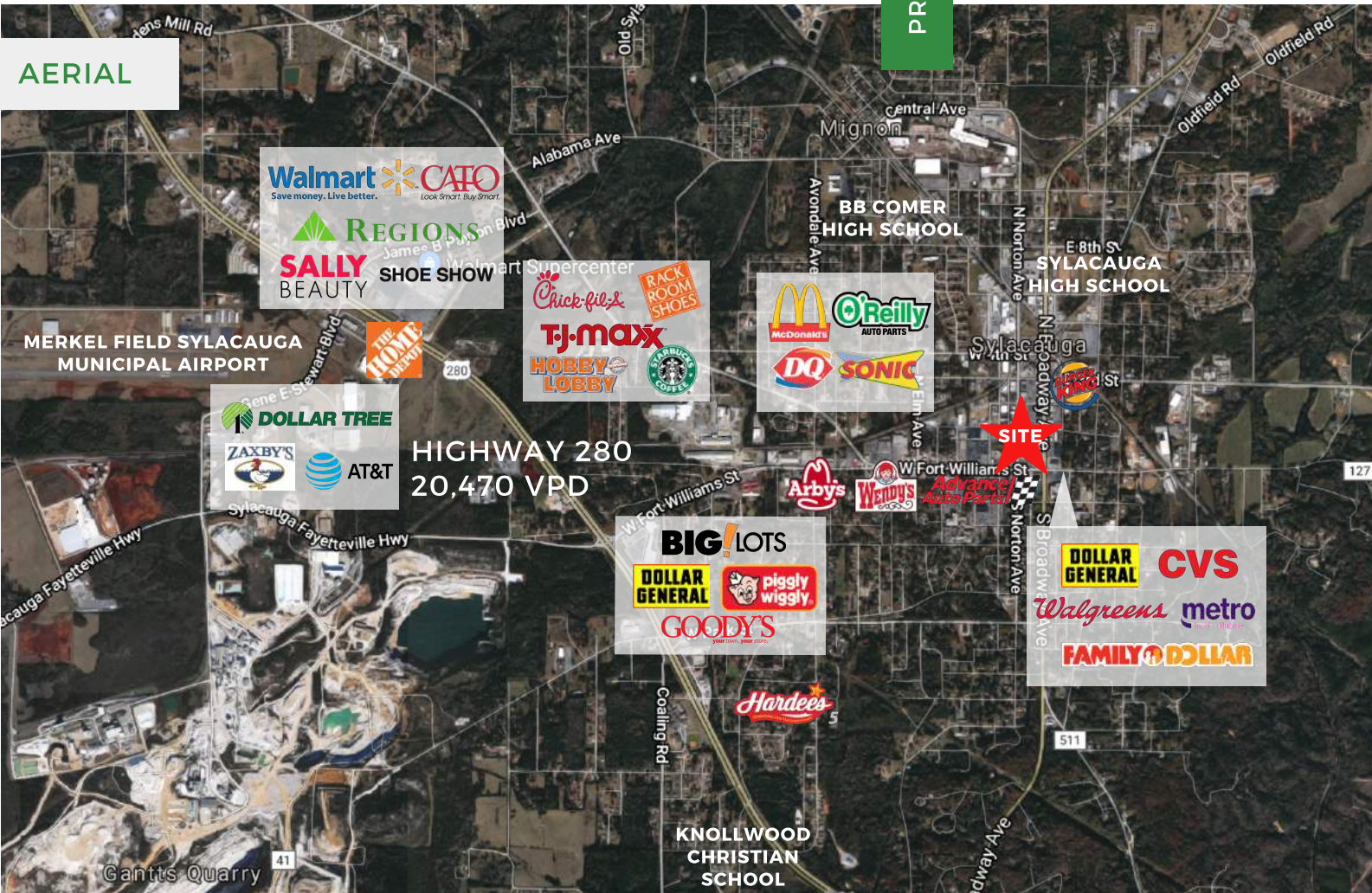
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AERIAL



QUICK FACTS

- Located along downtown Sylacauga's most active retail corridor
- National tenants nearby include Ollie's Bargain Outlet, Home Depot, TJ Maxx, Hobby Lobby, Chick Fil A, and many others.
- Pylon signage is available.

Aerial Property Tour

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DEMOGRAPHICS

Population

2000 Population	5,208	14,107	20,101
2010 Population	4,712	13,609	19,659
2020 Population	4,570	13,316	18,945
2025 Population	4,490	13,114	18,604
2000-2010 Annual Rate	-1.00%	-0.36%	-0.22%
2010-2020 Annual Rate	-0.30%	-0.21%	-0.36%
2020-2025 Annual Rate	-0.35%	-0.31%	-0.36%
2020 Male Population	45.1%	46.3%	47.0%
2020 Female Population	54.9%	53.7%	53.0%
2020 Median Age	41.6	41.4	42.2

In the identified area, the current year population is 18,945. In 2010, the Census count in the area was 19,659. The rate of change since 2010 was -0.36% annually. The five-year projection for the population in the area is 18,604 representing a change of -0.36% annually from 2020 to 2025. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	56.0%	61.7%	66.1%
2020 Black Alone	38.4%	32.9%	29.3%
2020 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2020 Asian Alone	0.5%	0.9%	0.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.5%	2.2%	1.7%
2020 Two or More Races	1.9%	1.9%	1.7%
2020 Hispanic Origin (Any Race)	3.7%	3.3%	2.9%

Persons of Hispanic origin represent 2.9% 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 50.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	32	48	50
2000 Households	2,260	5,810	8,135
2010 Households	2,081	5,621	8,061
2020 Total Households	2,029	5,555	7,866
2025 Total Households	1,995	5,484	7,748
2000-2010 Annual Rate	-0.82%	-0.33%	-0.09%
2010-2020 Annual Rate	-0.25%	-0.12%	-0.24%
2020-2025 Annual Rate	-0.34%	-0.26%	-0.30%
2020 Average Household Size	2.22	2.36	2.38

The household count in this area has changed from 8,061 in 2010 to 7,866 in the current year, a change of -0.24% annually. The five-year projection of households is 7,748, a change of -0.30% annually from the current year total. Average household size is currently 2.38, compared to 2.41 in the year 2010. The number of families in the current year is 5,113 in the specified area.

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Mortgage Income

2020 Percent of Income for Mortgage	16.4%	14.1%	12.7%
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Median Household Income

2020 Median Household Income	\$24,521	\$33,930	\$36,428
2025 Median Household Income	\$25,674	\$36,403	\$38,506
2020-2025 Annual Rate	0.92%	1.42%	1.12%

Average Household Income

2020 Average Household Income	\$40,801	\$52,675	\$54,482
2025 Average Household Income	\$44,716	\$57,866	\$59,148
2020-2025 Annual Rate	1.85%	1.90%	1.66%

Per Capita Income

2020 Per Capita Income	\$18,015	\$21,996	\$22,620
2025 Per Capita Income	\$19,765	\$24,223	\$24,629
2020-2025 Annual Rate	1.87%	1.95%	1.72%

Households by Income

Current median household income is \$36,428 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$38,506 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$54,482 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$59,148 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,620 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,629 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	153	180	200
2000 Total Housing Units	2,529	6,475	8,983
2000 Owner Occupied Housing Units	1,094	3,602	5,616
2000 Renter Occupied Housing Units	1,166	2,209	2,520
2000 Vacant Housing Units	269	664	847
2010 Total Housing Units	2,362	6,324	9,044
2010 Owner Occupied Housing Units	896	3,180	5,199
2010 Renter Occupied Housing Units	1,185	2,441	2,862
2010 Vacant Housing Units	281	703	983
2020 Total Housing Units	2,372	6,454	9,176
2020 Owner Occupied Housing Units	912	3,237	5,167
2020 Renter Occupied Housing Units	1,117	2,319	2,700
2020 Vacant Housing Units	343	899	1,310
2025 Total Housing Units	2,401	6,550	9,306
2025 Owner Occupied Housing Units	902	3,200	5,086
2025 Renter Occupied Housing Units	1,093	2,284	2,661
2025 Vacant Housing Units	406	1,066	1,558

Currently, 56.3% of the 9,176 housing units in the area are owner occupied; 29.4%, renter occupied; and 14.3% 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 9,044 housing units in the area - 57.5% owner occupied, 31.6% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 0.65%. Median home value in the area is \$110,906, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.59% annually to \$114,218.

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