

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



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.

\$950,000

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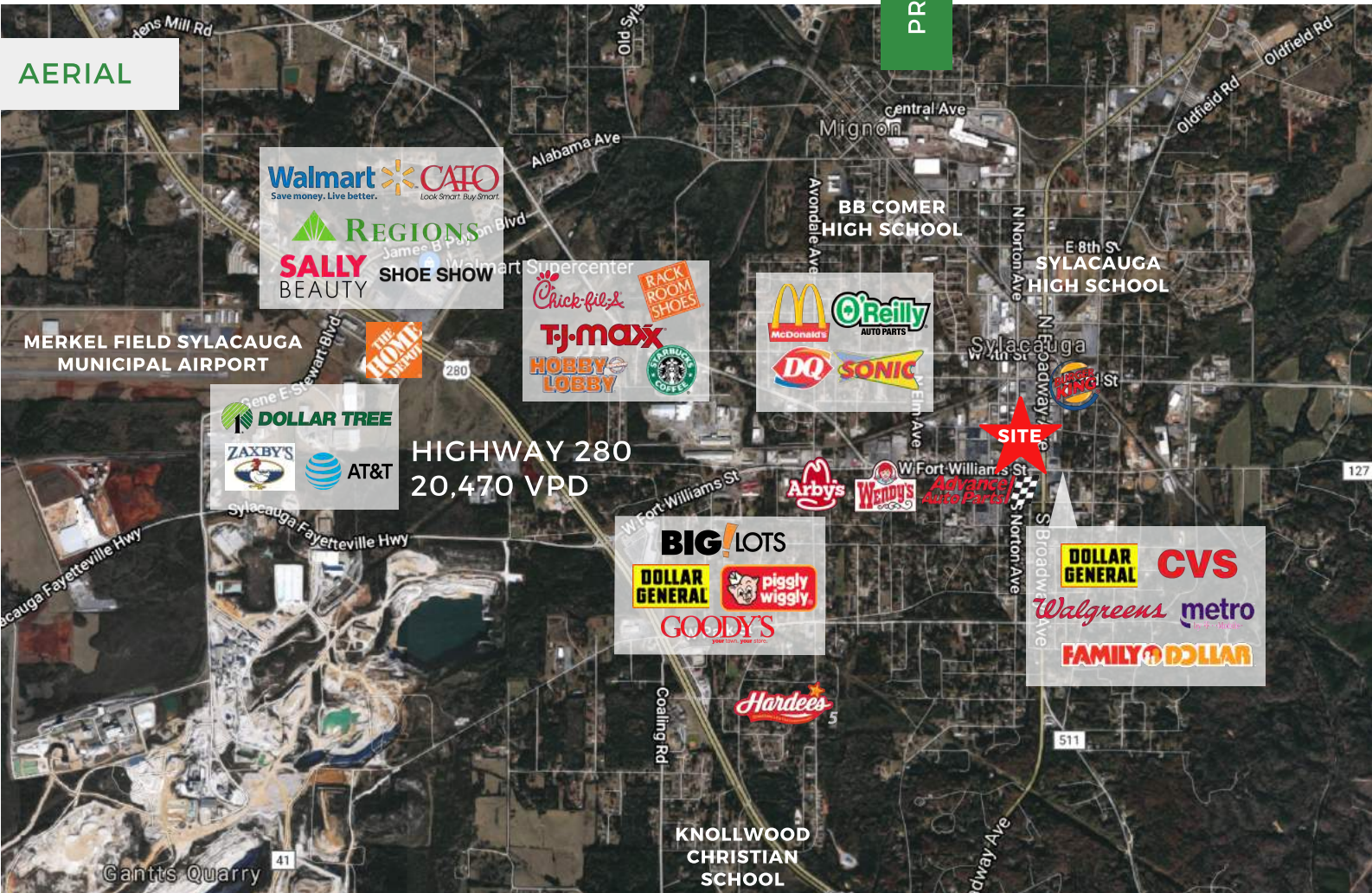
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AERIAL



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

	1 mile	3 miles	5 miles
Population			
2000 Population	3,868	32,334	72,076
2010 Population	4,221	37,576	85,956
2017 Population	4,358	40,247	92,237
2022 Population	4,495	42,049	96,333
2000-2010 Annual Rate	0.88%	1.51%	1.78%
2010-2017 Annual Rate	0.44%	0.95%	0.98%
2017-2022 Annual Rate	0.62%	0.88%	0.87%
2017 Male Population	49.9%	48.7%	48.8%
2017 Female Population	50.1%	51.3%	51.2%
2017 Median Age	35.6	31.6	27.2

In the identified area, the current year population is 92,237. In 2010, the Census count in the area was 85,956. The rate of change since 2010 was 0.98% annually. The five-year projection for the population in the area is 96,333 representing a change of 0.87% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	56.8%	48.6%	56.5%
2017 Black Alone	33.4%	45.0%	37.1%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	1.7%	1.2%	2.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	5.8%	3.1%	2.3%
2017 Two or More Races	1.9%	1.7%	1.6%
2017 Hispanic Origin (Any Race)	8.7%	5.5%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 18.1% 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 58.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,703	13,760	30,639
2010 Households	1,807	15,748	34,769
2017 Total Households	1,850	16,722	37,034
2022 Total Households	1,906	17,423	38,725
2000-2010 Annual Rate	0.59%	1.36%	1.27%
2010-2017 Annual Rate	0.32%	0.83%	0.87%
2017-2022 Annual Rate	0.60%	0.82%	0.90%
2017 Average Household Size	2.35	2.37	2.25

The household count in this area has changed from 34,769 in 2010 to 37,034 in the current year, a change of 0.87% annually. The five-year projection of households is 38,725, a change of 0.90% annually from the current year total. Average household size is currently 2.25, compared to 2.23 in the year 2010. The number of families in the current year is 17,389 in the specified area.

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Median Household Income			
2017 Median Household Income	\$48,011	\$37,651	\$35,665
2022 Median Household Income	\$53,992	\$41,405	\$38,508
2017-2022 Annual Rate	2.38%	1.92%	1.55%
Average Household Income			
2017 Average Household Income	\$64,984	\$54,859	\$56,066
2022 Average Household Income	\$75,316	\$62,467	\$62,869
2017-2022 Annual Rate	3.00%	2.63%	2.32%
Per Capita Income			
2017 Per Capita Income	\$27,438	\$23,195	\$23,631
2022 Per Capita Income	\$31,781	\$26,306	\$26,331
2017-2022 Annual Rate	2.98%	2.55%	2.19%

Households by Income

Current median household income is \$35,665 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$38,508 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,066 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,869 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,631 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,331 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,935	15,492	34,033
2000 Owner Occupied Housing Units	1,080	7,518	15,211
2000 Renter Occupied Housing Units	623	6,242	15,428
2000 Vacant Housing Units	232	1,732	3,394
2010 Total Housing Units	2,109	17,783	39,261
2010 Owner Occupied Housing Units	961	7,267	14,960
2010 Renter Occupied Housing Units	846	8,481	19,809
2010 Vacant Housing Units	302	2,035	4,492
2017 Total Housing Units	2,164	18,817	41,881
2017 Owner Occupied Housing Units	898	7,122	14,713
2017 Renter Occupied Housing Units	952	9,600	22,322
2017 Vacant Housing Units	314	2,095	4,847
2022 Total Housing Units	2,233	19,568	43,837
2022 Owner Occupied Housing Units	927	7,412	15,299
2022 Renter Occupied Housing Units	979	10,011	23,426
2022 Vacant Housing Units	327	2,145	5,112

Currently, 35.1% of the 41,881 housing units in the area are owner occupied; 53.3%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 39,261 housing units in the area - 38.1% owner occupied, 50.5% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$167,223, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.77% annually to \$182,561.

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