

1,095 SF AVAILABLE FOR LEASE

# TUTWILER STATION

1820 GADSDEN HIGHWAY BIRMINGHAM, AL 35235

PROPERTY FOR LEASE



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

1,095 SF AVAILABLE FOR LEASE

# TUTWILER STATION

1820 GADSDEN HIGHWAY BIRMINGHAM, AL 35235



205.823.3030  
TheRetailCompanies.com

PROPERTY FOR LEASE

AERIAL



## QUICK FACTS

- Located along Trussville's most active retail corridor
- National tenants nearby include Target, Home Depot, Lowes, TJ Maxx, Academy, Hobby Lobby, Home Goods, Petco, Best Buy, At Home, Belk, and many others
- Direct visibility from Highway 11 (34,030 VPD)
- Monument signage is available

**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

1,095 SF AVAILABLE FOR LEASE

# TUTWILER STATION

1820 GADSDEN HIGHWAY BIRMINGHAM, AL 35235

PROPERTY FOR LEASE



The Retail Companies  
Real Estate Is Our Passion.

205.823.3030

TheRetailCompanies.com

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,398	26,890	73,847
2010 Population	4,973	30,874	80,385
2018 Population	5,151	31,455	81,582
2023 Population	5,234	31,837	82,355
2000-2010 Annual Rate	3.88%	1.39%	0.85%
2010-2018 Annual Rate	0.43%	0.23%	0.18%
2018-2023 Annual Rate	0.32%	0.24%	0.19%
2018 Male Population	46.4%	46.6%	46.7%
2018 Female Population	53.6%	53.4%	53.3%
2018 Median Age	37.9	38.5	37.8
<b>Median Household Income</b>			
2018 Median Household Income	\$67,187	\$59,178	\$54,985
2023 Median Household Income	\$72,757	\$64,184	\$59,972
2018-2023 Annual Rate	1.61%	1.64%	1.75%
<b>Average Household Income</b>			
2018 Average Household Income	\$87,713	\$76,040	\$70,106
2023 Average Household Income	\$95,461	\$83,996	\$78,534
2018-2023 Annual Rate	1.71%	2.01%	2.30%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$36,039	\$29,837	\$27,015
2023 Per Capita Income	\$39,408	\$32,934	\$30,217
2018-2023 Annual Rate	1.80%	1.99%	2.27%

## 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