

+/- 6,000 SF FOR LEASE

# VALLEY AVE RETAIL

321 VALLEY AVE, BIRMINGHAM, AL 35209

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**

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**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
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## AERIAL



## QUICK FACTS

- Co-tenancy with NAPA Auto Parts in well lit, ample parking center.
- Versatile, open floor plan yielding to multiple business types.
- Visible pylon signage along with fascia signage available.
- Immediate access to Greensprings Highway, I-65, and downtown.

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## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	10,877	73,339	117,667
2010 Population	10,436	68,032	107,891
2020 Population	10,967	69,330	108,993
2025 Population	11,097	70,826	110,391
2000-2010 Annual Rate	-0.41%	-0.75%	-0.86%
2010-2020 Annual Rate	0.49%	0.18%	0.10%
2020-2025 Annual Rate	0.24%	0.43%	0.26%
2020 Male Population	49.8%	47.3%	47.8%
2020 Female Population	50.2%	52.7%	52.2%
2020 Median Age	30.7	34.1	39.9

In the identified area, the current year population is 108,993. In 2010, the Census count in the area was 107,891. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 110,391 representing a change of 0.26% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	33.9%	43.0%	43.1%
2020 Black Alone	52.4%	48.6%	51.8%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2020 Asian Alone	2.2%	3.3%	2.2%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Other Race	9.1%	3.1%	1.5%
2020 Two or More Races	2.0%	1.7%	1.3%
2020 Hispanic Origin (Any Race)	14.9%	5.6%	3.0%

Persons of Hispanic origin represent 3.0% 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 57.3 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	52	75	105
2000 Households	5,600	30,850	48,120
2010 Households	4,870	28,697	45,194
2020 Total Households	4,966	29,043	46,046
2025 Total Households	4,999	29,750	46,967
2000-2010 Annual Rate	-1.39%	-0.72%	-0.63%
2010-2020 Annual Rate	0.19%	0.12%	0.18%
2020-2025 Annual Rate	0.13%	0.48%	0.40%
2020 Average Household Size	2.21	2.22	2.25

The household count in this area has changed from 45,194 in 2010 to 46,046 in the current year, a change of 0.18% annually. The five-year projection of households is 46,967, a change of 0.40% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2010. The number of families in the current year is 25,598 in the specified area.

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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	19.1%	20.4%	17.1%
<b>Median Household Income</b>			
2020 Median Household Income	\$42,940	\$47,888	\$52,253
2025 Median Household Income	\$45,833	\$51,239	\$55,100
2020-2025 Annual Rate	1.31%	1.36%	1.07%
<b>Average Household Income</b>			
2020 Average Household Income	\$61,228	\$75,360	\$88,193
2025 Average Household Income	\$65,956	\$82,435	\$96,715
2020-2025 Annual Rate	1.50%	1.81%	1.86%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$27,546	\$31,953	\$37,623
2025 Per Capita Income	\$29,537	\$34,995	\$41,470
2020-2025 Annual Rate	1.41%	1.84%	1.97%

Current median household income is \$52,253 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,100 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$88,193 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,715 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$37,623 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,470 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	123	117	140
2000 Total Housing Units	6,108	34,975	53,565
2000 Owner Occupied Housing Units	1,775	14,637	28,384
2000 Renter Occupied Housing Units	3,825	16,213	19,736
2000 Vacant Housing Units	508	4,125	5,445
2010 Total Housing Units	5,926	34,644	52,580
2010 Owner Occupied Housing Units	1,626	13,400	25,627
2010 Renter Occupied Housing Units	3,244	15,297	19,567
2010 Vacant Housing Units	1,056	5,947	7,386
2020 Total Housing Units	6,061	35,823	54,700
2020 Owner Occupied Housing Units	1,576	12,816	24,431
2020 Renter Occupied Housing Units	3,391	16,226	21,615
2020 Vacant Housing Units	1,095	6,780	8,654
2025 Total Housing Units	6,109	36,772	55,918
2025 Owner Occupied Housing Units	1,573	12,889	24,423
2025 Renter Occupied Housing Units	3,426	16,861	22,545
2025 Vacant Housing Units	1,110	7,022	8,951

Currently, 44.7% of the 54,700 housing units in the area are owner occupied; 39.5%, renter occupied; and 15.8% 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 52,580 housing units in the area - 48.7% owner occupied, 37.2% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 1.77%. Median home value in the area is \$214,050, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.52% annually to \$230,875.

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