

5,384 SF FOR LEASE

WEST BLOCTON FORMER GROCERY

976 CAHABA RIVER ROAD, WEST BLOCTON, AL 35184

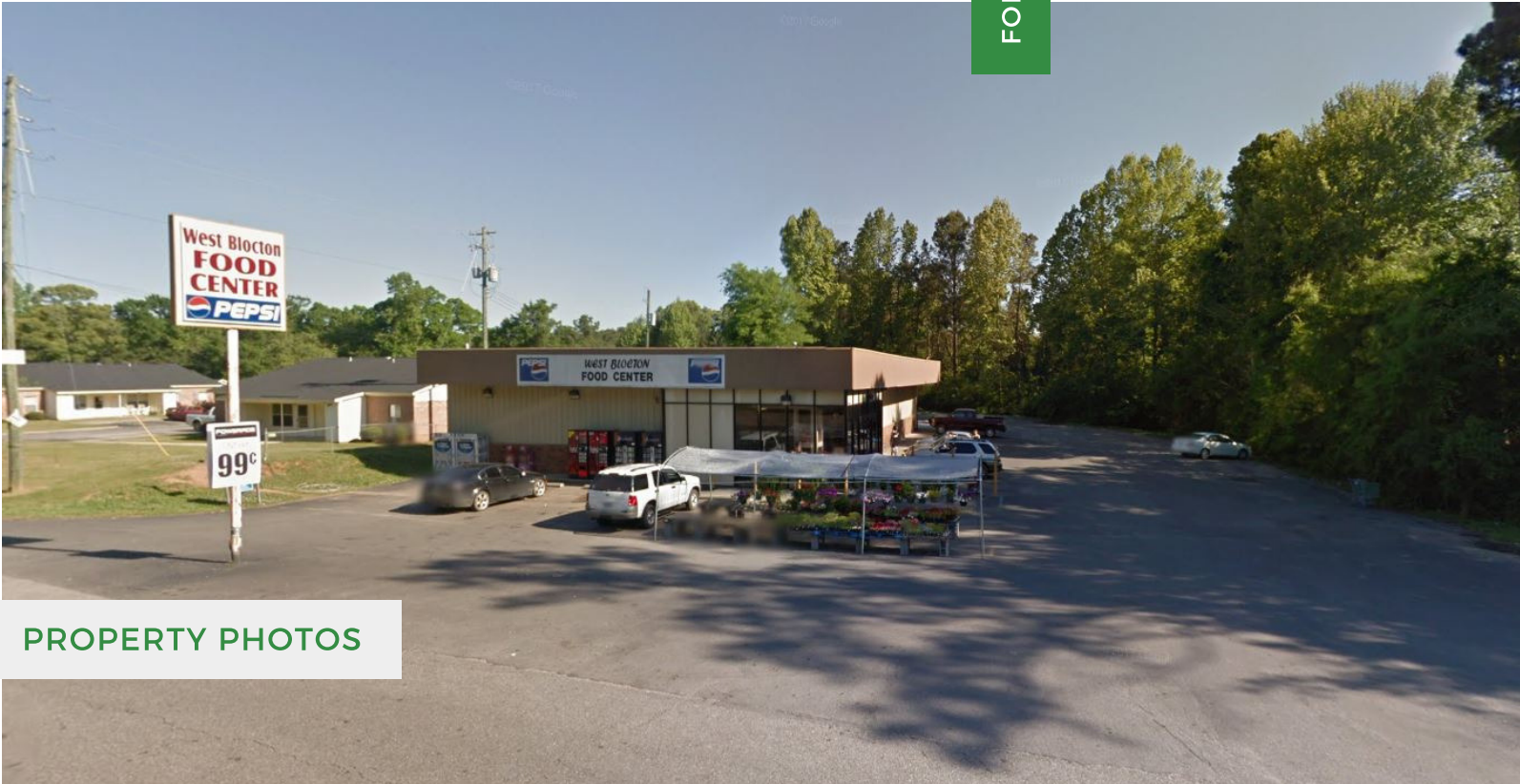
FOR SALE OR LEASE



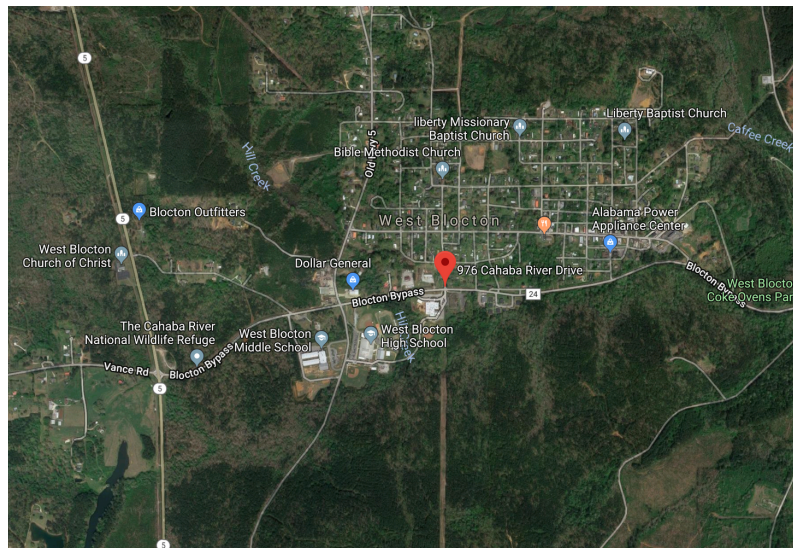
The
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PROPERTY PHOTOS



CALL FOR LEASE PRICING
SALE PRICE: \$250,000

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.

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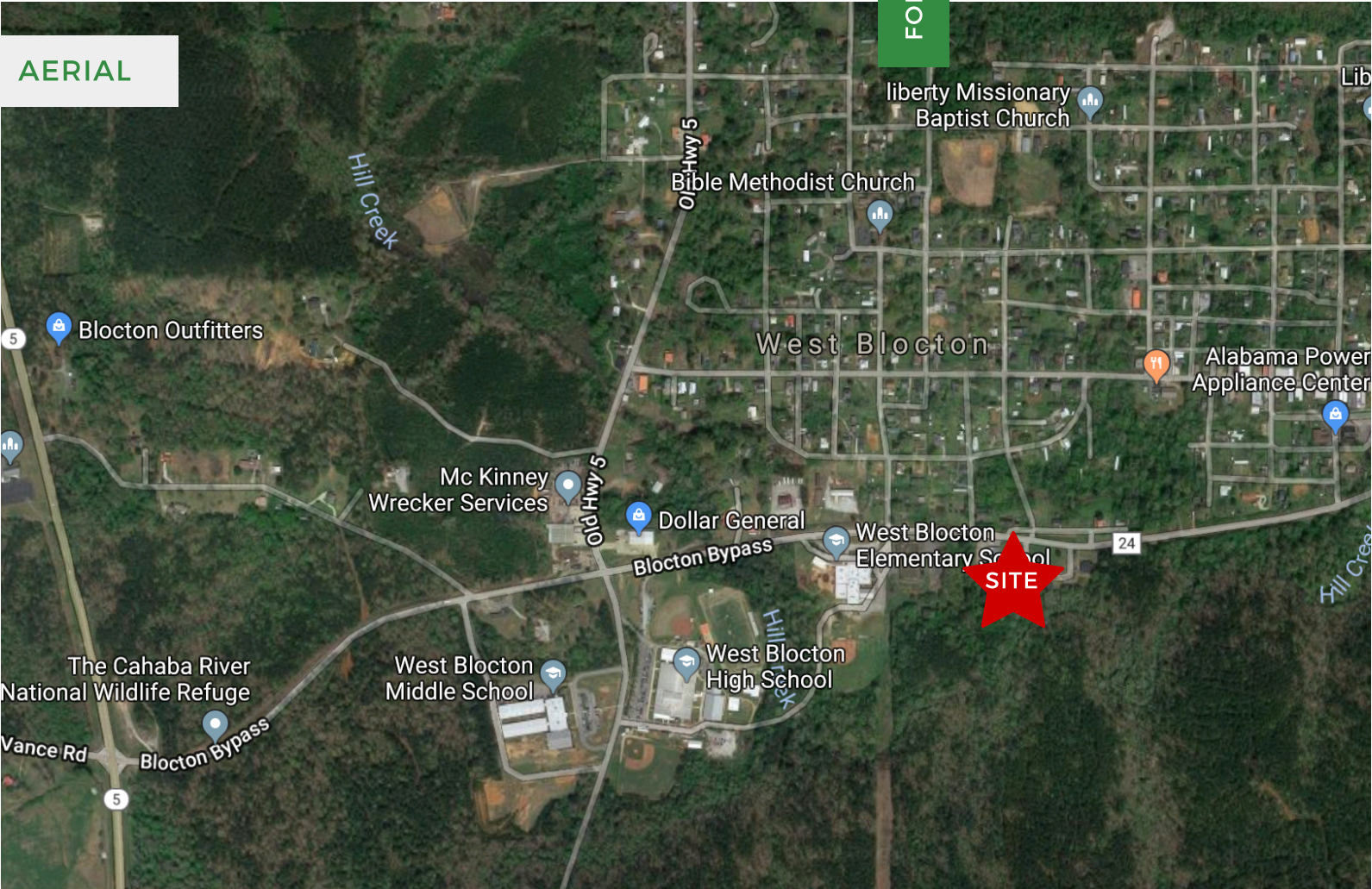


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AERIAL



QUICK FACTS

- Located along West Blocton's retail corridor
- West Blocton Elementary, Middle School, and High School are all nearby
- Pylon signage is available.
- 5,384 SF available
- 1.56 acres for sale

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DEMOGRAPHICS

	5 miles	10 miles	15 miles
Population			
2000 Population	4,289	12,969	39,488
2010 Population	4,475	15,960	47,839
2018 Population	4,435	16,597	49,499
2023 Population	4,396	16,935	50,541
2000-2010 Annual Rate	0.43%	2.10%	1.94%
2010-2018 Annual Rate	-0.11%	0.48%	0.41%
2018-2023 Annual Rate	-0.18%	0.40%	0.42%
2018 Male Population	50.6%	50.3%	51.6%
2018 Female Population	49.4%	49.7%	48.4%
2018 Median Age	39.5	38.6	39.3

	5 miles	10 miles	15 miles
Median Household Income			
2018 Median Household Income	\$47,777	\$53,455	\$55,986
2023 Median Household Income	\$52,781	\$60,710	\$63,564
2018-2023 Annual Rate	2.01%	2.58%	2.57%
Average Household Income			
2018 Average Household Income	\$59,783	\$67,962	\$70,219
2023 Average Household Income	\$68,604	\$77,784	\$79,935
2018-2023 Annual Rate	2.79%	2.74%	2.63%
Per Capita Income			
2018 Per Capita Income	\$22,300	\$25,050	\$26,105
2023 Per Capita Income	\$25,684	\$28,691	\$29,636
2018-2023 Annual Rate	2.87%	2.75%	2.57%

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