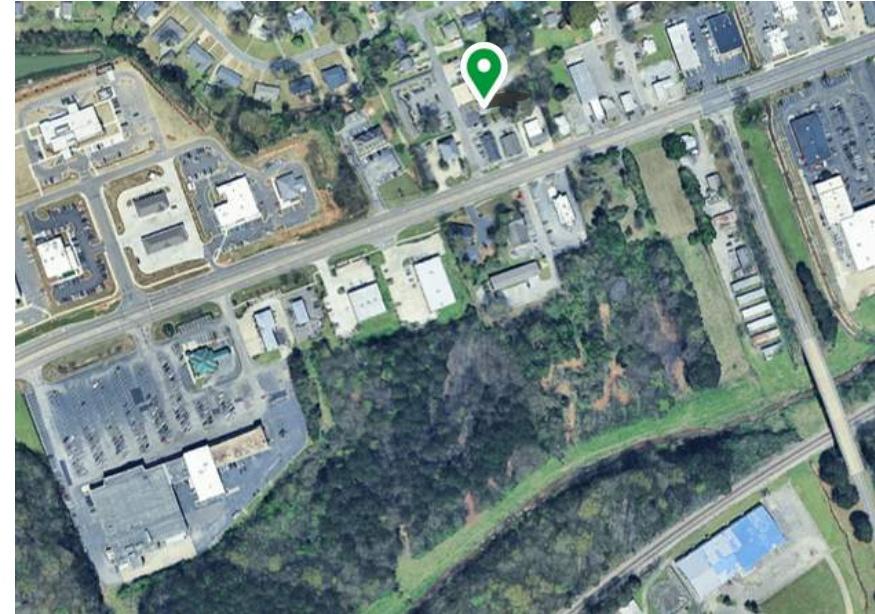




TRUSSVILLE DOWNTOWN BOUTIQUE OFFICE/RETAIL

105 Kay Avenue, Trussville, AL 35173





AVAILABILITY

Freestanding Building
+/- 900 SF

CONTACT

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PROPERTY OVERVIEW

- Highly desired downtown Trussville
- Will be available starting August 1st, 2026
- Currently a professional insurance office set-up, but can easily be converted to retail.
- 2 private offices with a foyer and a kitchenette/conference/employee break area.
- Across Hwy 11 from proposed new construction grocery development that will bring a traffic signal to Kay Ave.

TRAFFIC COUNTS

HWY 11 26,662 VPD

SURROUNDING TENANTS



Trussville Downtown Boutique Office/Retail

105 Kay Avenue, Trussville, AL 35173

FOR LEASE



Executive Summary

105 Kay Ave, Trussville, Alabama, 35173

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,097	27,622	73,599
2020 Population	4,695	30,239	78,501
2025 Population	4,769	29,932	77,753
2030 Population	4,698	29,662	77,099
2010-2020 Annual Rate	1.37%	0.91%	0.65%
2020-2025 Annual Rate	0.30%	-0.19%	-0.18%
2025-2030 Annual Rate	-0.30%	-0.18%	-0.17%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.7	40.2	38.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	79.4%	60.2%	43.8%
Black Alone	11.6%	30.8%	47.1%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	2.8%	1.9%	1.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	1.9%	3.1%
Two or More Races	5.0%	4.8%	4.6%
Hispanic Origin	2.6%	3.8%	5.8%
Diversity Index	38.6	57.3	62.8

Households	1 mile	3 miles	5 miles
2010 Total Households	1,668	10,583	28,335
2020 Total Households	1,859	11,379	29,506
2025 Total Households	1,816	11,208	29,296
2030 Total Households	1,792	11,137	29,149
2010-2020 Annual Rate	1.09%	0.73%	0.41%
2020-2025 Annual Rate	-0.44%	-0.29%	-0.14%
2025-2030 Annual Rate	-0.27%	-0.13%	-0.10%
2025 Average Household Size	2.61	2.64	2.63
Wealth Index	125	101	79

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 105 Kay Ave, Trussville, Alabama, 35173 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.9%	23.1%	22.4%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$103,289	\$86,416	\$72,775
2030 Median Household Income	\$116,976	\$99,266	\$81,633
2025-2030 Annual Rate	2.52%	2.81%	2.32%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$126,508	\$111,899	\$95,128
2030 Average Household Income	\$141,482	\$124,591	\$106,449

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$48,446	\$41,975	\$35,809
2030 Per Capita Income	\$54,296	\$46,837	\$40,208
2025-2030 Annual Rate	2.31%	2.22%	2.34%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.7	41.8	43.8

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	65.2	55.2	49.0

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	105	104	104
2010 Total Housing Units	1,807	11,233	30,923
2010 Owner Occupied Hus (%)	77.5%	81.8%	74.2%
2010 Renter Occupied Hus (%)	22.5%	18.2%	25.8%
2010 Vacant Housing Units (%)	7.7%	5.8%	8.4%
2020 Housing Units	1,958	12,039	32,254
2020 Owner Occupied HUs (%)	73.2%	77.4%	68.5%
2020 Renter Occupied HUs (%)	26.8%	22.6%	31.5%
Vacant Housing Units	4.8%	5.4%	8.7%
2025 Housing Units	1,914	11,876	32,142
Owner Occupied Housing Units	73.5%	77.7%	69.2%
Renter Occupied Housing Units	26.5%	22.3%	30.8%
Vacant Housing Units	5.1%	5.6%	8.8%
2030 Total Housing Units	1,914	11,897	32,248
2030 Owner Occupied Housing Units	1,321	8,688	20,333
2030 Renter Occupied Housing Units	471	2,449	8,816
2030 Vacant Housing Units	122	760	3,099

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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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.