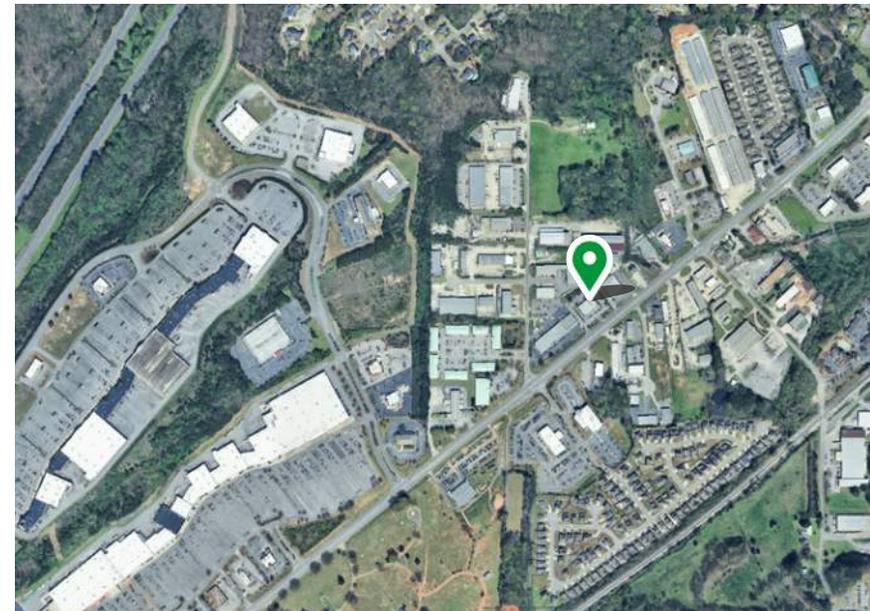




# TUTWILER STATION | TRUSSVILLE, AL

1820 Gadsden Hwy, Trussville, AL 35235





### AVAILABILITY

FULLY LEASED

### CONTACT

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### PROPERTY OVERVIEW

- 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

### TRAFFIC COUNTS

HWY 11      34,030 VPD

### SURROUNDING TENANTS



# Tutwiler Station | Trussville, AL

1820 Gadsden Hwy, Trussville, AL 35235

FOR LEASE



### Executive Summary

1820 Gadsden Hwy, Trussville, Alabama, 35173

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,277	32,864	81,478
2020 Population	5,035	34,433	85,882
2025 Population	5,288	33,941	84,638
2030 Population	5,234	33,477	83,756
2010-2020 Annual Rate	1.65%	0.47%	0.53%
2020-2025 Annual Rate	0.94%	-0.27%	-0.28%
2025-2030 Annual Rate	-0.21%	-0.27%	-0.21%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.5	39.7	38.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	65.8%	48.2%	38.4%
Black Alone	24.2%	42.7%	52.4%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.7%	1.6%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	2.7%	3.4%
Two or More Races	3.9%	4.5%	4.5%
Hispanic Origin	3.1%	4.7%	6.1%
Diversity Index	53.4	62.0	62.4

Households	1 mile	3 miles	5 miles
2010 Total Households	1,794	12,796	31,489
2020 Total Households	2,112	13,282	32,387
2025 Total Households	2,084	13,032	32,023
2030 Total Households	2,066	12,902	31,798
2010-2020 Annual Rate	1.65%	0.37%	0.26%
2020-2025 Annual Rate	-0.25%	-0.36%	-0.22%
2025-2030 Annual Rate	-0.17%	-0.20%	-0.14%
2025 Average Household Size	2.44	2.56	2.61
Wealth Index	104	81	73

<sup>1</sup> Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

### Executive Summary | 1820 Gadsden Hwy, Trussville, Alabama, 35173 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.6%	23.5%	21.6%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$95,552	\$74,748	\$68,177
2030 Median Household Income	\$108,389	\$83,395	\$77,785
2025-2030 Annual Rate	2.55%	2.21%	2.67%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$114,657	\$96,011	\$90,253
2030 Average Household Income	\$126,435	\$106,871	\$101,191

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$44,638	\$36,786	\$34,181
2030 Per Capita Income	\$49,259	\$41,065	\$38,447
2025-2030 Annual Rate	1.99%	2.23%	2.38%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	37.6	42.8	44.0

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	61.1	50.6	48.0

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	107	100	108
2010 Total Housing Units	1,920	13,691	34,513
2010 Owner Occupied Hus (%)	62.0%	75.1%	73.1%
2010 Renter Occupied Hus (%)	38.0%	24.9%	26.9%
2010 Vacant Housing Units (%)	6.6%	6.5%	8.8%
2020 Housing Units	2,222	14,250	35,506
2020 Owner Occupied HUs (%)	63.3%	69.2%	66.0%
2020 Renter Occupied HUs (%)	36.7%	30.8%	34.0%
Vacant Housing Units	5.1%	7.7%	9.0%
2025 Housing Units	2,194	14,037	35,254
Owner Occupied Housing Units	63.7%	69.7%	66.7%
Renter Occupied Housing Units	36.3%	30.3%	33.3%
Vacant Housing Units	5.0%	7.2%	9.2%
2030 Total Housing Units	2,194	14,046	35,341
2030 Owner Occupied Housing Units	1,322	9,043	21,348
2030 Renter Occupied Housing Units	744	3,859	10,449
2030 Vacant Housing Units	128	1,144	3,543

<sup>1</sup> 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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