



THE HEIGHTS

Rinn's Corner

COMMERCIAL

RESTAURANT + RETAIL

OPPORTUNITIES

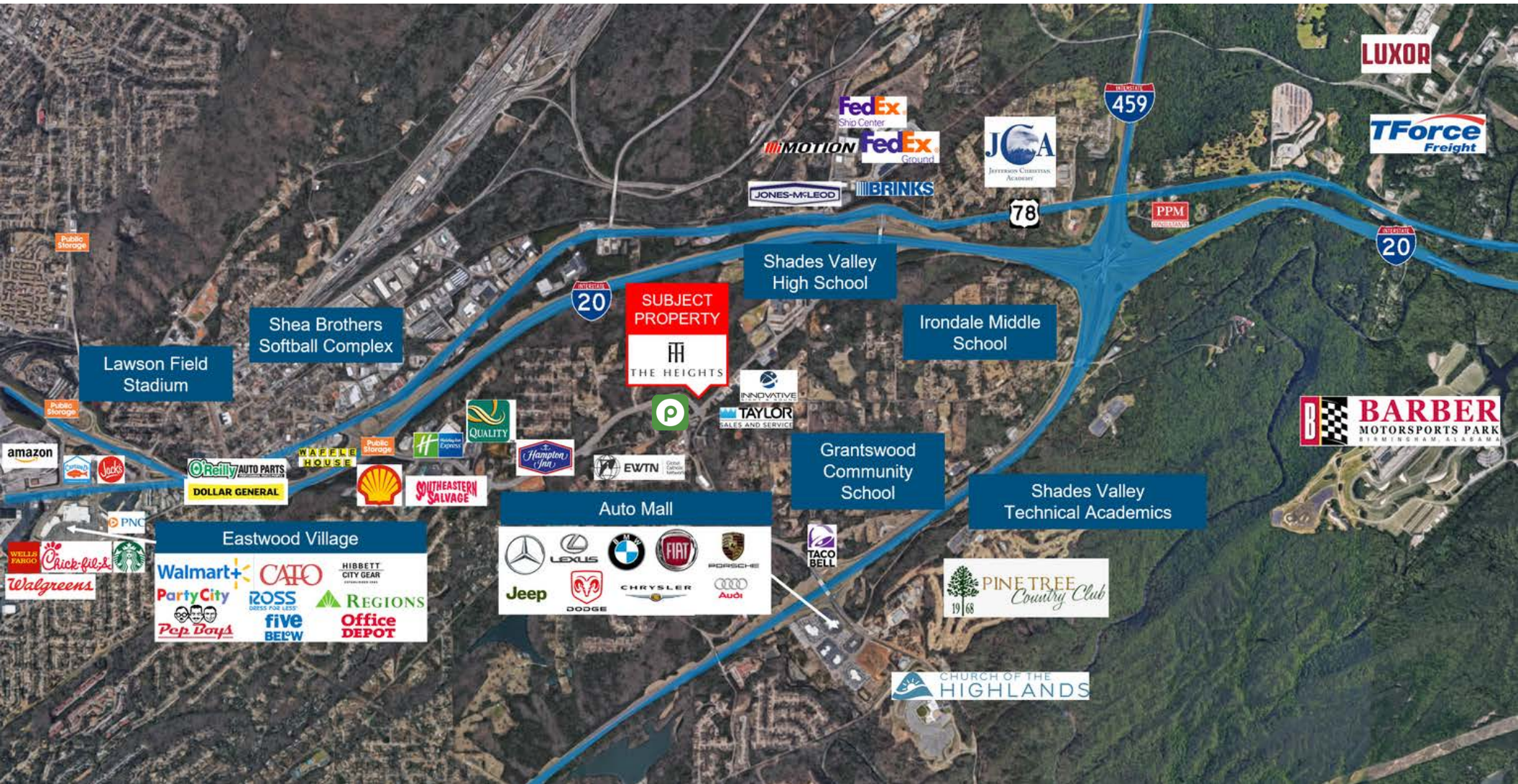
GRANTS MILL ROAD
&
OLD LEEDS ROAD

Multiple restaurant and retail suites available. Project features outdoor patio space, beautiful common areas for families, convenient location to surrounding amenities, and more.



AERIAL

IRONDALE, AL



THE HEIGHTS

AERIAL

IRONDALE, AL





Grants Mill Road to



SUBJECT PROPERTY

Grants Mill Road

Old Leeds Road

THE HEIGHTS



SITE PLAN

IRONDALE, AL

NEW GLA

Building A	+/-6K
Building B	+/-2.9K
	+/-8.9K Total
+/-98 Spaces = 11.01/K	



THE HEIGHTS





WHAT IS NEARBY?

PUBLIX

(CAHABA CROSSING SHOPPING
CENTER ACROSS STREET)

CHURCH OF THE HIGHLANDS

(43,000+ ATTENDEES / WK)

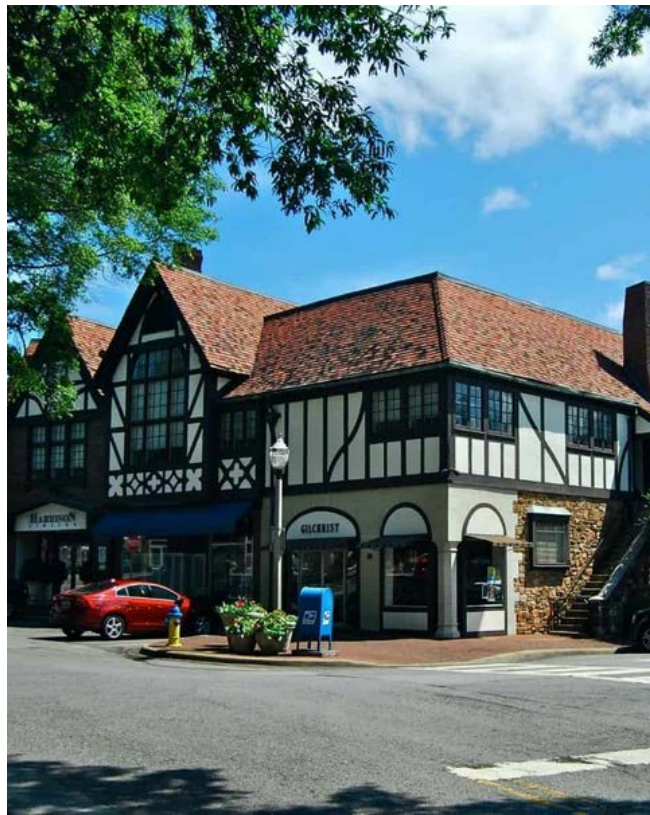
THE HEIGHTS RESIDENTIAL

(180 UNITS)

PINE TREE COUNTRY CLUB

MOUNTAIN BROOK

DOWNTOWN BIRMINGHAM





WHAT IS NEARBY?



The church was founded on February 4, 2001, and in 2007, it opened its main building, with a 2,400-seat auditorium. The church has opened numerous campuses in the Birmingham area. According to a 2018 church census, it claimed a weekly attendance of 43,030 people and 17 campuses in different cities. In the "Outreach 100" listing for 2022, Church of the Highlands was ranked second with **attendance of more than 60,000 each week**; it was ranked first in the previous listing in 2018. As of February 5, 2022, Church of the Highlands listed 25 individual campuses in Alabama and Georgia. Its most recent purpose-built campus is the Woodlawn Campus near Birmingham Shuttlesworth International Airport. It opened on September 11, 2022



WHAT IS NEARBY?

IRONDALE AUTO MALL

1.2 miles away

The Irondale Auto Mall has more luxury car dealerships (BMW, Lexus, Land Rover, Fiat, Audi, Jaguar, Chrysler and MINI) than any Alabama city it's size.

**Central Alabama's hub for luxury cars
with 14 vehicle brands available.**



WHAT IS NEARBY?



The City of
MOUNTAIN BROOK

3 minutes away

Mountain Brook consistently ranks as the best public school in the state and even the nation. Mountain Brook is the wealthiest city in Alabama, and according to 24/7 Wall Street, Mountain Brook has a median household income of \$130,259



BIRMINGHAM

12 minutes away

The CBD of Downtown Birmingham is a convenient distance from The Heights - only 12 minutes away.



NEIGHBORING COMMUNITY



THE HEIGHTS RESIDENTIAL

180 New Construction Homes

Walkable to commercial site & Publix

Annual HH income of around \$140K

Clubhouse/ Community amenities:

Resort Style Pool, Monthly High-End Community Events (mixology class, wine tasting, etc.), Gated Access, Fitness Center, Dog Spa, Putting Green, Business Office, Coffee Bar with Starbucks, Multiple dog and green space parks



GRANTS MILL ROAD WIDENING PROJECT

Grants Mill Road Improvements:

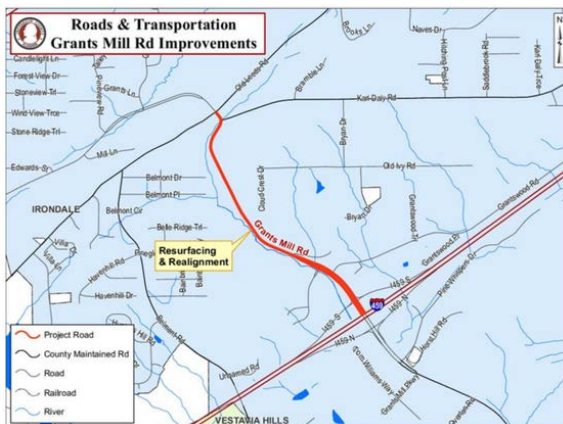
This project consists of widening Grants Mill Road from I-459 to Old Leeds Road from two to four lanes. It will include intersection improvements at Grants Mill and Old Leeds Rd in addition to Karl Daly.

The project will also include signal installation on the on and off ramps for I-459 at Grants Mill Rd. The project is designed to create a traffic flow to eliminate some pressure from Hwy 280.

The County has also partnered with the City of Birmingham to complete paving for the portion of Grants Mill Rd within the City limits. Once the project is completed, the entire Grants Mill Corridor from Old Leeds Rd to Hwy 119 will be resurfaced.

This project is currently under construction.

Target completion date: Fall 2023



ON YOUR SIDE

GRANTS MILL ROAD WORK CONTINUES

6:12 59°

WBRC
FOX 6 NEWS

DEMOGRAPHICS

	3 miles	5 miles	7 miles
Population			
2010 Population	23,323	74,114	159,057
2020 Population	23,787	76,834	165,885
2022 Population	23,901	76,334	166,501
2027 Population	23,736	75,461	165,196
2010-2020 Annual Rate	0.20%	0.36%	0.42%
2020-2022 Annual Rate	0.21%	-0.29%	0.16%
2022-2027 Annual Rate	-0.14%	-0.23%	-0.16%
2022 Male Population	47.4%	47.7%	47.4%
2022 Female Population	52.6%	52.3%	52.6%
2022 Median Age	43.1	41.0	40.0

In the identified area, the current year population is 166,501. In 2020, the Census count in the area was 165,885. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 165,196 representing a change of -0.16% annually from 2022 to 2027. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	53.3%	53.5%	52.1%
2022 Black Alone	36.5%	37.0%	38.5%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2022 Asian Alone	1.4%	1.5%	1.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	3.6%	3.1%	3.0%
2022 Two or More Races	5.0%	4.5%	4.4%
2022 Hispanic Origin (Any Race)	7.6%	5.9%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 19.0% 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 62.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	102	119	108
2010 Households	9,464	29,718	65,433
2020 Households	9,982	30,965	68,711
2022 Households	9,960	30,897	68,849
2027 Households	9,943	30,623	68,528
2010-2020 Annual Rate	0.53%	0.41%	0.49%
2020-2022 Annual Rate	-0.10%	-0.10%	0.09%
2022-2027 Annual Rate	-0.03%	-0.18%	-0.09%
2022 Average Household Size	2.32	2.41	2.37

The household count in this area has changed from 68,711 in 2020 to 68,849 in the current year, a change of 0.09% annually. The five-year projection of households is 68,528, a change of -0.09% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 41,133 in the specified area.

	3 miles	5 miles	7 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.6%	20.0%	21.0%
Median Household Income			
2022 Median Household Income	\$58,332	\$64,432	\$62,941
2027 Median Household Income	\$70,330	\$78,995	\$76,553
2022-2027 Annual Rate	3.81%	4.16%	3.99%
Average Household Income			
2022 Average Household Income	\$97,834	\$113,810	\$107,711
2027 Average Household Income	\$116,265	\$132,445	\$125,789
2022-2027 Annual Rate	3.51%	3.08%	3.15%
Per Capita Income			
2022 Per Capita Income	\$41,119	\$46,311	\$44,963
2027 Per Capita Income	\$49,060	\$54,015	\$52,665
2022-2027 Annual Rate	3.59%	3.13%	3.21%

Households by Income

Current median household income is \$62,941 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$76,553 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$107,711 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$125,789 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$44,963 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$52,665 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	141	123	118
2010 Total Housing Units	10,717	34,157	75,299
2010 Owner Occupied Housing Units	6,733	20,239	42,226
2010 Renter Occupied Housing Units	2,731	9,479	23,207
2010 Vacant Housing Units	1,253	4,439	9,866
2020 Total Housing Units	11,147	34,462	76,333
2020 Vacant Housing Units	1,165	3,497	7,622
2022 Total Housing Units	11,109	34,351	76,563
2022 Owner Occupied Housing Units	6,631	20,259	42,557
2022 Renter Occupied Housing Units	3,329	10,639	26,291
2022 Vacant Housing Units	1,149	3,454	7,714
2027 Total Housing Units	11,119	34,168	76,384
2027 Owner Occupied Housing Units	6,640	20,275	42,758
2027 Renter Occupied Housing Units	3,304	10,348	25,771
2027 Vacant Housing Units	1,176	3,545	7,856

Currently, 55.6% of the 76,563 housing units in the area are owner occupied; 34.3%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 76,333 housing units in the area and 10.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.13%. Median home value in the area is \$251,198, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.25% annually to \$356,444.



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