

1,614 - 2,420 SF FOR LEASE

THE STRIP AT UAB

420 RICHARD ARRINGTON JR. BLVD

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030
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QUICK FACTS

- Rare retail space in the Heart of UAB
- UAB is the state's largest employer, with more than 24,200 faculty and staff and over 53,000 jobs at the university.
- Over 1,000 apartment units within 3 blocks

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

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102
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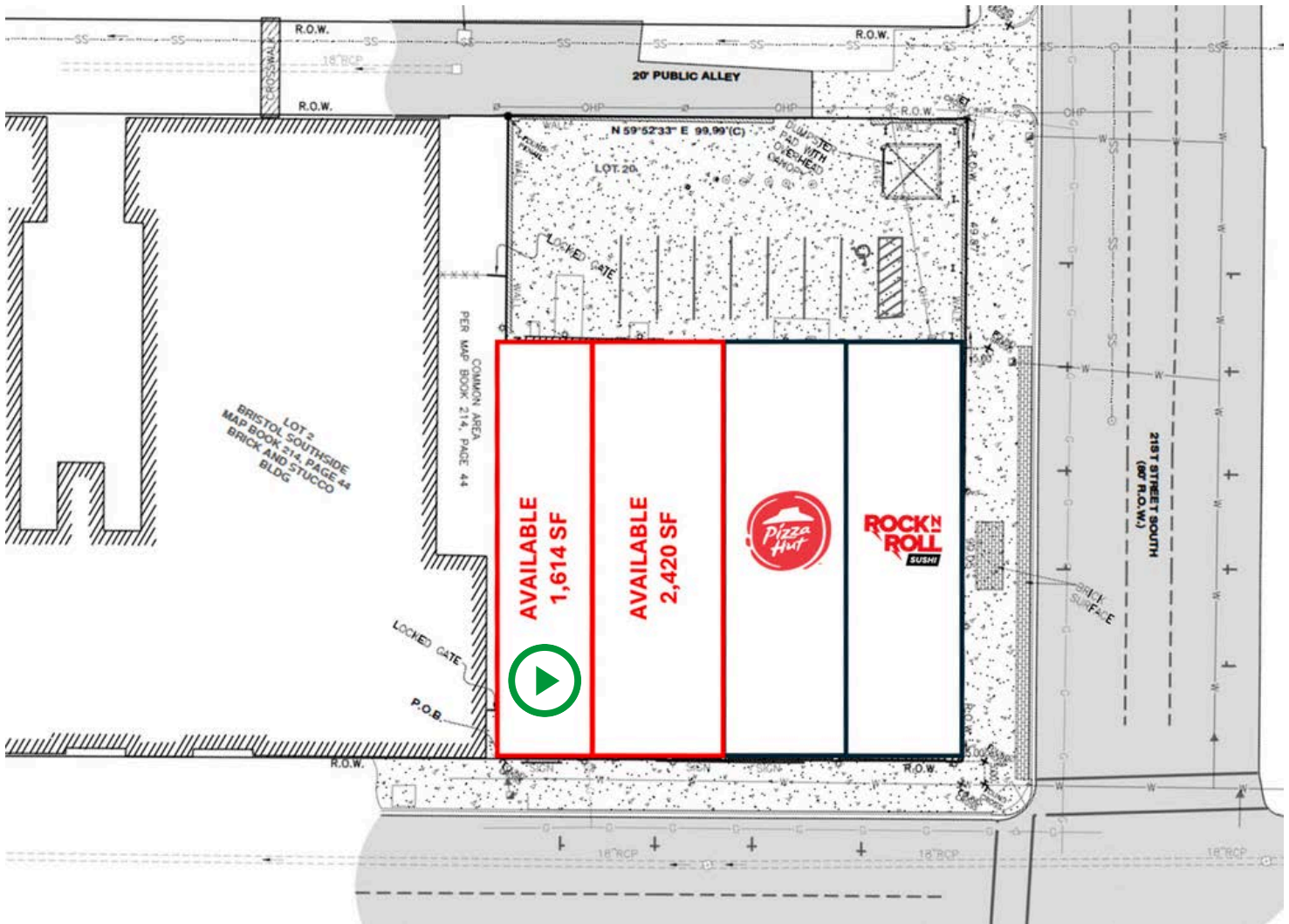
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SITE PLAN



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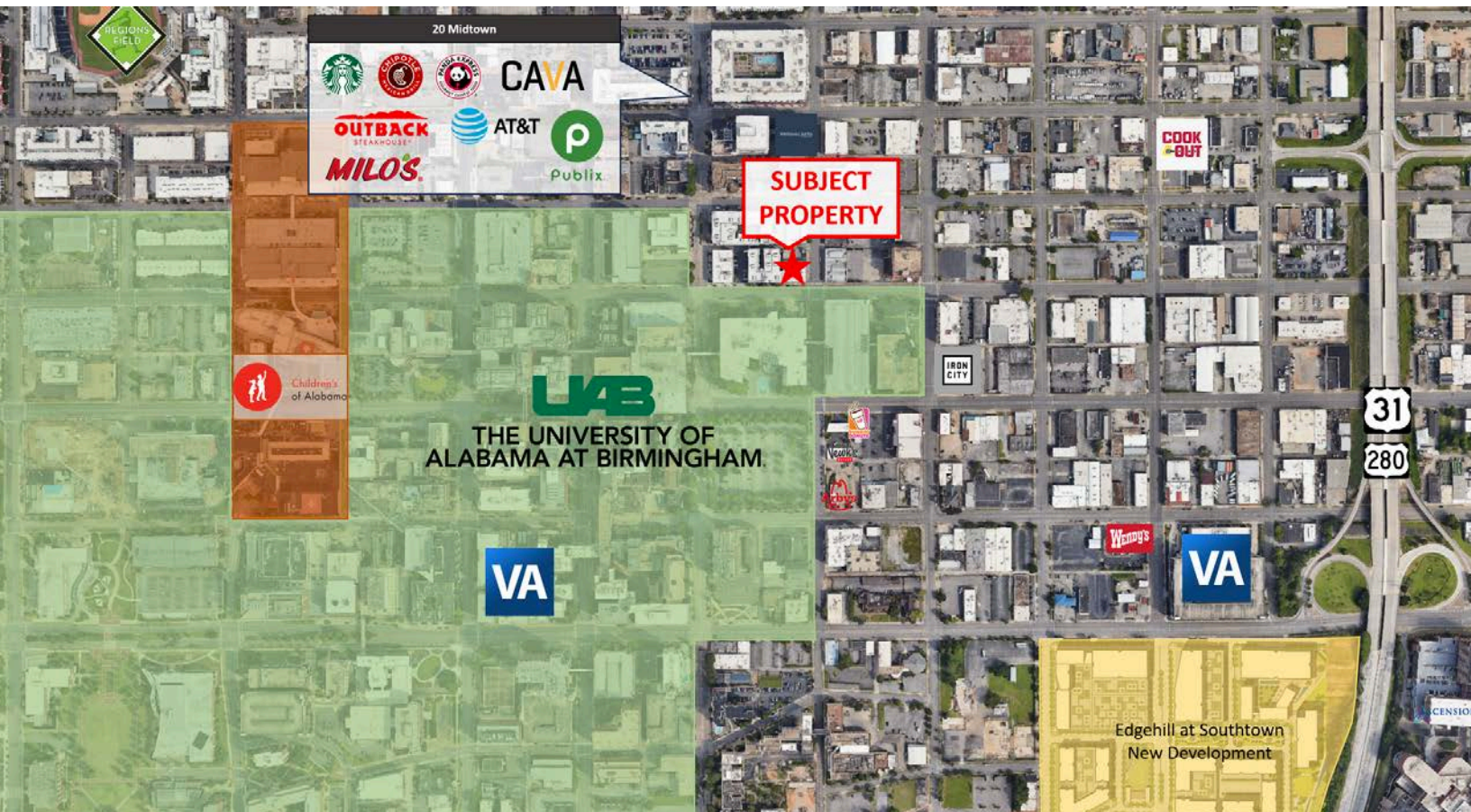
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MARKET AERIAL



TRAFFIC COUNTS

8,149 VPD

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	11,154	79,978	172,166
2020 Population	12,706	78,982	166,537
2023 Population	13,979	80,305	167,597
2028 Population	15,892	82,751	168,966
2010-2020 Annual Rate	1.31%	-0.13%	-0.33%
2020-2023 Annual Rate	2.98%	0.51%	0.20%
2023-2028 Annual Rate	2.60%	0.60%	0.16%
2020 Male Population	46.3%	47.9%	47.1%
2020 Female Population	53.7%	52.1%	52.9%
2020 Median Age	26.3	33.9	35.7
2023 Male Population	50.5%	49.5%	48.3%
2023 Female Population	49.5%	50.5%	51.7%
2023 Median Age	26.4	35.5	37.2

In the identified area, the current year population is 167,597. In 2020, the Census count in the area was 166,537. The rate of change since 2020 was 0.20% annually. The five-year projection for the population in the area is 168,966 representing a change of 0.16% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	54.5%	48.8%	45.6%
2023 Black Alone	29.6%	40.1%	45.0%
2023 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2023 Asian Alone	8.8%	3.2%	2.2%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	2.0%	2.6%	2.7%
2023 Two or More Races	4.5%	4.9%	4.1%
2023 Hispanic Origin (Any Race)	5.1%	5.7%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 19.4% 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 62.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	41	82	91
2010 Households	4,963	35,781	73,159
2020 Households	6,059	36,701	72,626
2023 Households	6,811	37,621	73,262
2028 Households	8,195	39,341	74,666
2010-2020 Annual Rate	2.02%	0.25%	-0.07%
2020-2023 Annual Rate	3.67%	0.76%	0.27%
2023-2028 Annual Rate	3.77%	0.90%	0.38%
2023 Average Household Size	1.54	1.96	2.14

The household count in this area has changed from 72,626 in 2020 to 73,262 in the current year, a change of 0.27% annually. The five-year projection of households is 74,666, a change of 0.38% annually from the current year total. Average household size is currently 2.14, compared to 2.15 in the year 2020. The number of families in the current year is 36,448 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	50.8%	44.6%	37.6%
Median Household Income			
2023 Median Household Income	\$40,200	\$48,362	\$50,891
2028 Median Household Income	\$48,349	\$54,176	\$56,403
2023-2028 Annual Rate	3.76%	2.30%	2.08%
Average Household Income			
2023 Average Household Income	\$69,046	\$93,985	\$97,079
2028 Average Household Income	\$79,716	\$105,358	\$109,257
2023-2028 Annual Rate	2.92%	2.31%	2.39%
Per Capita Income			
2023 Per Capita Income	\$34,917	\$44,483	\$42,750
2028 Per Capita Income	\$41,274	\$50,520	\$48,586
2023-2028 Annual Rate	3.40%	2.58%	2.59%
GINI Index			
2023 Gini Index	52.2	50.7	49.7

Households by Income

Current median household income is \$50,891 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$56,403 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$97,079 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$109,257 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$42,750 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,586 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	51	57	67
2010 Total Housing Units	6,027	43,973	88,222
2010 Owner Occupied Housing Units	976	14,671	36,381
2010 Renter Occupied Housing Units	3,987	21,109	36,776
2010 Vacant Housing Units	1,064	8,192	15,063
2020 Total Housing Units	7,293	42,988	85,306
2020 Owner Occupied Housing Units	1,100	14,286	34,593
2020 Renter Occupied Housing Units	4,959	22,415	38,033
2020 Vacant Housing Units	1,193	6,348	12,666
2023 Total Housing Units	8,358	44,291	86,428
2023 Owner Occupied Housing Units	1,074	14,761	35,419
2023 Renter Occupied Housing Units	5,737	22,860	37,843
2023 Vacant Housing Units	1,547	6,670	13,166
2028 Total Housing Units	9,250	45,618	87,782
2028 Owner Occupied Housing Units	1,103	15,024	35,789
2028 Renter Occupied Housing Units	7,092	24,317	38,878
2028 Vacant Housing Units	1,055	6,277	13,116
Socioeconomic Status Index			
2023 Socioeconomic Status Index	49.1	47.8	47.8

Currently, 41.0% of the 86,428 housing units in the area are owner occupied; 43.8%, renter occupied; and 15.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 85,306 housing units in the area and 14.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$318,152, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.53% annually to \$343,190.

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