

2,000 - 6,000 SF FOR LEASE

TRUSSVILLE HWY 11 RETAIL

2039 GADSDEN ROAD (HWY 11), TRUSSVILLE AL 35235

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com

PROPERTY PHOTO



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CALL FOR PRICING

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Real Estate Is Our Passion
1841 Montclair Lane, Suite 102
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Brooks Corr, CCIM
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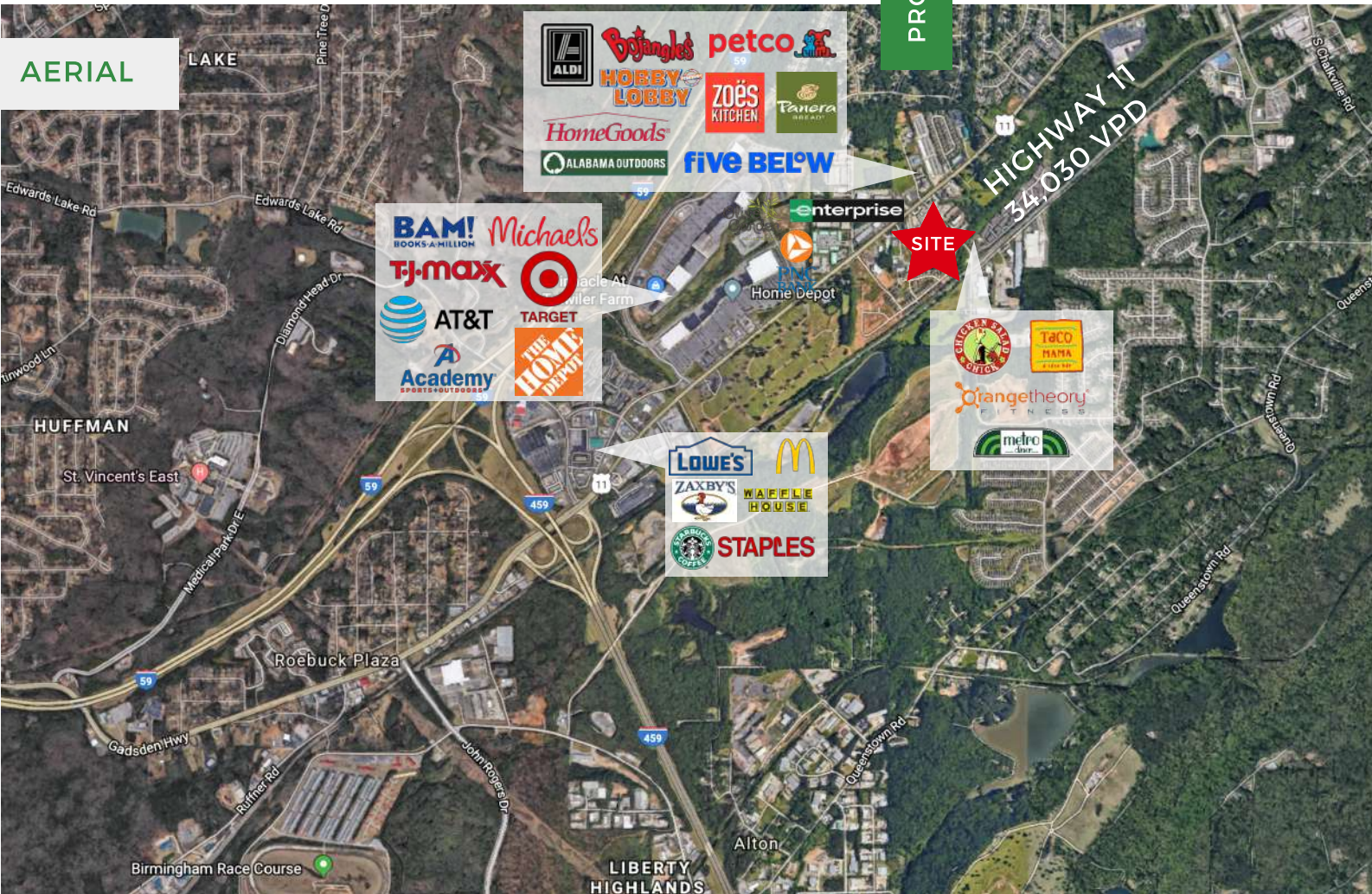
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PROPERTY FOR LEASE

AERIAL



QUICK FACTS

- New construction / BTS opportunity
- Located in front of from Homestead Village (Hobby Lobby, Home Goods, Petco, Panera Bread, & Zoe's Kitchen)
- Strategically positioned between major retail and downtown Trussville redevelopment district
- Excellent visibility and access from Hwy 11
- 0.27 acre lot
- Pylon signage available

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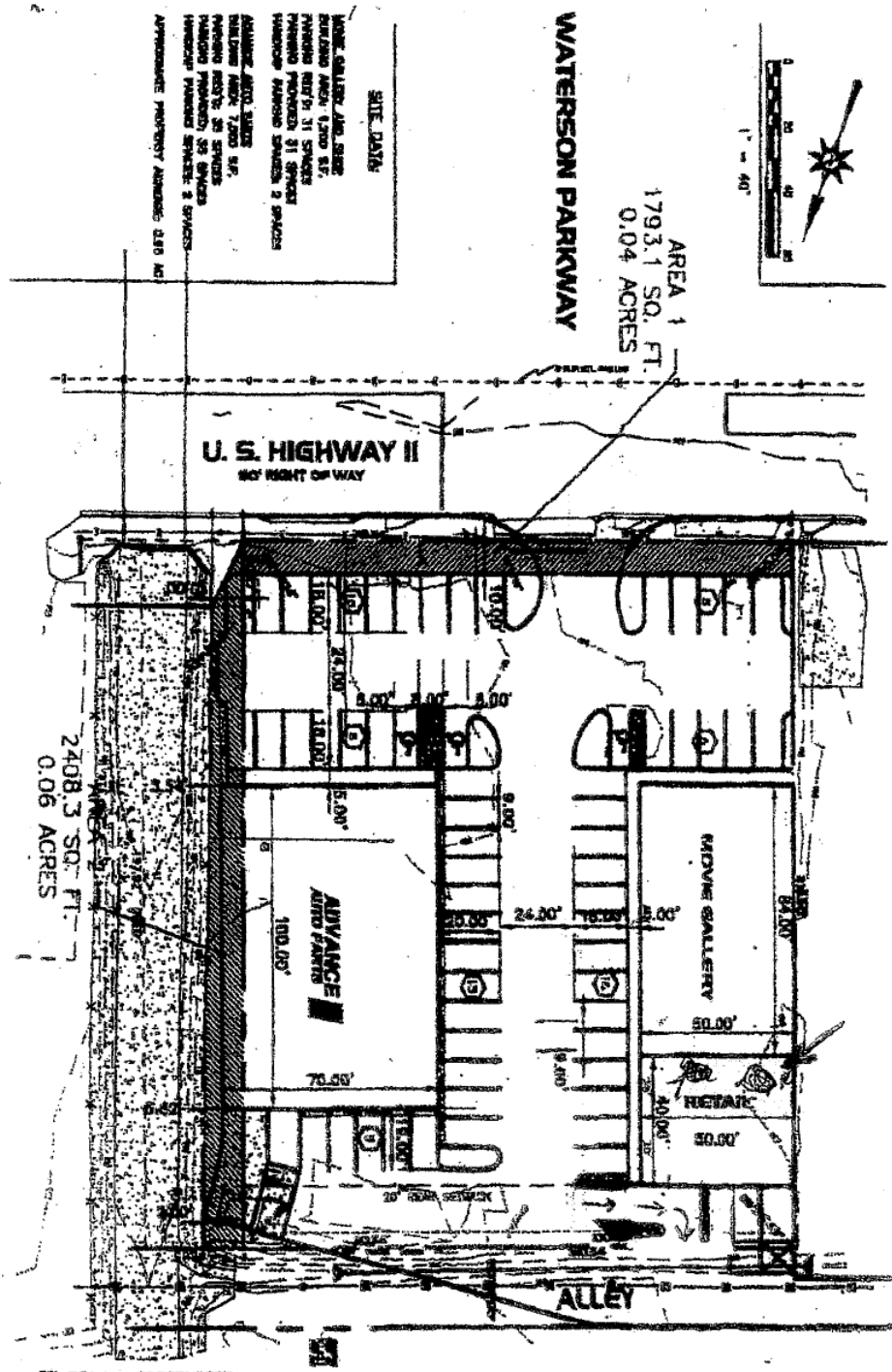


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SITE PLAN



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,349	24,443	70,026
2010 Population	5,824	28,885	77,386
2019 Population	5,933	29,199	78,198
2024 Population	5,951	29,494	78,734
2000-2010 Annual Rate	2.96%	1.68%	1.00%
2010-2019 Annual Rate	0.20%	0.12%	0.11%
2019-2024 Annual Rate	0.06%	0.20%	0.14%
2019 Male Population	46.8%	46.9%	46.8%
2019 Female Population	53.2%	53.1%	53.2%
2019 Median Age	40.8	39.5	38.0
	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.0%	14.3%	12.9%
Median Household Income			
2019 Median Household Income	\$77,785	\$65,289	\$55,950
2024 Median Household Income	\$84,702	\$72,570	\$62,380
2019-2024 Annual Rate	1.72%	2.14%	2.20%
Average Household Income			
2019 Average Household Income	\$100,731	\$85,231	\$74,903
2024 Average Household Income	\$112,425	\$96,977	\$86,400
2019-2024 Annual Rate	2.22%	2.62%	2.90%
Per Capita Income			
2019 Per Capita Income	\$39,907	\$33,056	\$28,684
2024 Per Capita Income	\$44,637	\$37,605	\$33,043
2019-2024 Annual Rate	2.27%	2.61%	2.87%

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