



VALLEY VIEW SHOPPING CENTER

1110 North Chalkville Road, Trussville, AL 35173





AVAILABILITY

SMALL SHOPS:

955 - 1,750 SF

PROPERTY OVERVIEW

- Conveniently located in Trussville, just seconds off I-59 on North Chalkville Road with multiple full access points
- Traditional neighborhood center with a strong mix of health and beauty tenants and ample parking
- Perfect for a hair salon, professional office, traditional retail, or boutique
- Monument signage available on North Chalkville Road
- Jefferson County recently completed significant improvements by widening North Chalkville Road, improving traffic flow and ingress/egress into the center
- Major corridor for fast food users including McDonalds, Wendy's, Papa Johns, Taco Bell, Guthrie's, Cracker Barrel, and Applebees.

TRAFFIC COUNTS

North Chalkville Road 16,888 VPD

SURROUNDING TENANTS



CONTACT

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Valley View Shopping Center

1110 North Chalkville Road, Trussville, AL 35173

FOR LEASE



SUBJECT PROPERTY

Walmart

Public Storage

Executive Summary

1110 N Chalkville Rd, Trussville, Alabama, 35173

Rings: 1, 3, 5 mile radii



| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 2,736 | 28,778 | 77,672 |
| 2020 Population | 3,025 | 31,453 | 82,999 |
| 2025 Population | 2,964 | 30,898 | 82,170 |
| 2030 Population | 2,923 | 30,550 | 81,525 |
| 2010-2020 Annual Rate | 1.01% | 0.89% | 0.67% |
| 2020-2025 Annual Rate | -0.39% | -0.34% | -0.19% |
| 2025-2030 Annual Rate | -0.28% | -0.23% | -0.16% |

| Age | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| 2025 Median Age | 42.1 | 39.2 | 38.1 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| White Alone | 83.5% | 56.2% | 43.9% |
| Black Alone | 9.4% | 34.9% | 47.3% |
| American Indian Alone | 0.1% | 0.2% | 0.3% |
| Asian Alone | 1.7% | 1.7% | 1.1% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 0.5% | 2.1% | 2.9% |
| Two or More Races | 4.7% | 4.8% | 4.5% |
| Hispanic Origin | 1.9% | 4.1% | 5.0% |
| Diversity Index | 31.7 | 59.4 | 62.0 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2010 Total Households | 1,035 | 11,032 | 29,425 |
| 2020 Total Households | 1,104 | 11,854 | 30,875 |
| 2025 Total Households | 1,088 | 11,636 | 30,695 |
| 2030 Total Households | 1,076 | 11,541 | 30,563 |
| 2010-2020 Annual Rate | 0.65% | 0.72% | 0.48% |
| 2020-2025 Annual Rate | -0.28% | -0.35% | -0.11% |
| 2025-2030 Annual Rate | -0.22% | -0.16% | -0.09% |
| 2025 Average Household Size | 2.72 | 2.64 | 2.66 |
| Wealth Index | 170 | 93 | 79 |

¹ 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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Executive Summary | 1110 N Chalkville Rd, Trussville, Alabama, 35173 | Rings: 1, 3, 5 mile radii

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|--------|---------|---------|
| 2025 Percent of Income for Mortgage | 18.7% | 23.5% | 22.1% |

| Median Household Income | 1 mile | 3 miles | 5 miles |
|------------------------------|-----------|----------|----------|
| 2025 Median Household Income | \$128,430 | \$79,506 | \$72,884 |
| 2030 Median Household Income | \$158,357 | \$89,750 | \$82,458 |
| 2025-2030 Annual Rate | 4.28% | 2.45% | 2.50% |

| Average Household Income | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2025 Average Household Income | \$153,671 | \$104,937 | \$95,357 |
| 2030 Average Household Income | \$173,027 | \$117,411 | \$106,792 |

| Per Capita Income | 1 mile | 3 miles | 5 miles |
|------------------------|----------|----------|----------|
| 2025 Per Capita Income | \$56,043 | \$39,676 | \$35,716 |
| 2030 Per Capita Income | \$63,037 | \$44,506 | \$40,136 |
| 2025-2030 Annual Rate | 2.38% | 2.32% | 2.36% |

| Income Equality | 1 mile | 3 miles | 5 miles |
|-----------------|--------|---------|---------|
| 2025 Gini Index | 43.3 | 43.4 | 44.0 |

| Socioeconomic Status | 1 mile | 3 miles | 5 miles |
|---------------------------------|--------|---------|---------|
| 2025 Socioeconomic Status Index | 62.9 | 53.0 | 48.7 |

| Housing Unit Summary | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------|---------|---------|
| Housing Affordability Index | 128 | 101 | 106 |
| 2010 Total Housing Units | 1,069 | 11,772 | 32,113 |
| 2010 Owner Occupied Hus (%) | 90.1% | 82.3% | 74.2% |
| 2010 Renter Occupied Hus (%) | 9.9% | 17.7% | 25.8% |
| 2010 Vacant Housing Units (%) | 3.2% | 6.3% | 8.4% |
| 2020 Housing Units | 1,164 | 12,580 | 33,753 |
| 2020 Owner Occupied HUs (%) | 90.4% | 76.9% | 68.8% |
| 2020 Renter Occupied HUs (%) | 9.6% | 23.1% | 31.3% |
| Vacant Housing Units | 6.0% | 5.8% | 8.5% |
| 2025 Housing Units | 1,144 | 12,367 | 33,671 |
| Owner Occupied Housing Units | 90.4% | 77.2% | 69.4% |
| Renter Occupied Housing Units | 9.6% | 22.8% | 30.6% |
| Vacant Housing Units | 4.9% | 5.9% | 8.8% |
| 2030 Total Housing Units | 1,144 | 12,387 | 33,787 |
| 2030 Owner Occupied Housing Units | 975 | 8,940 | 21,376 |
| 2030 Renter Occupied Housing Units | 101 | 2,601 | 9,187 |
| 2030 Vacant Housing Units | 68 | 846 | 3,224 |

¹ 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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