

VILLAGE AT GARDENDALE | GARDENDALE, AL

439 Fieldstown Road, Gardendale, AL 35071

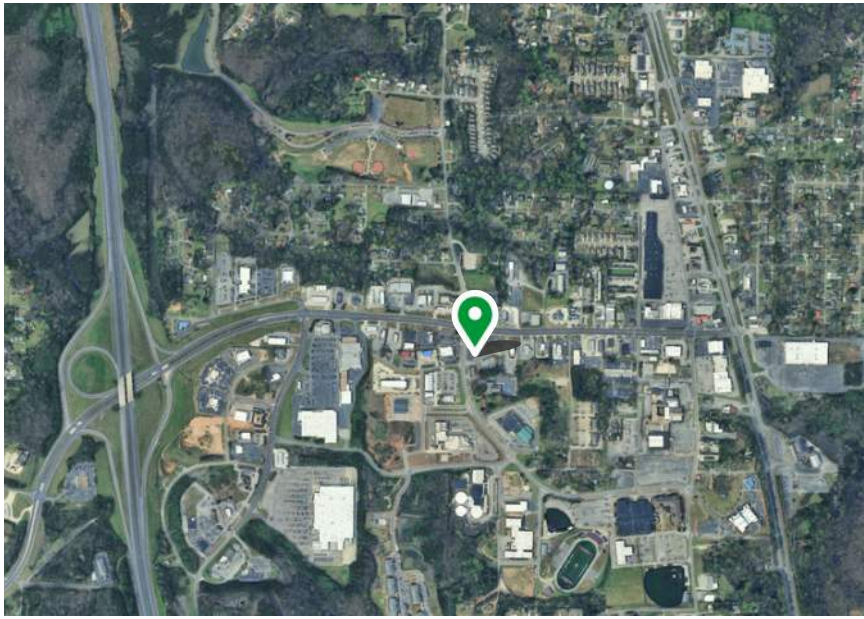
The Retail Companies

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439 Fieldstown Road, Gardendale, AL 35071

FOR LEASE





AVAILABILITY

1,200 SF AVAILABLE

CONTACT

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PROPERTY OVERVIEW

- Great retail opportunity along Gardendale's most sought after corridor
- Pylon signage available
- Visibility from Fieldstown Road

TRAFFIC COUNTS

Fieldstown Rd	20,400 VPD

SURROUNDING TENANTS

Walmart, Academy Sports & Outdoors, Chick-fil-A, Dollar Tree, Panera, Publix, Hobby Lobby, McDonald's

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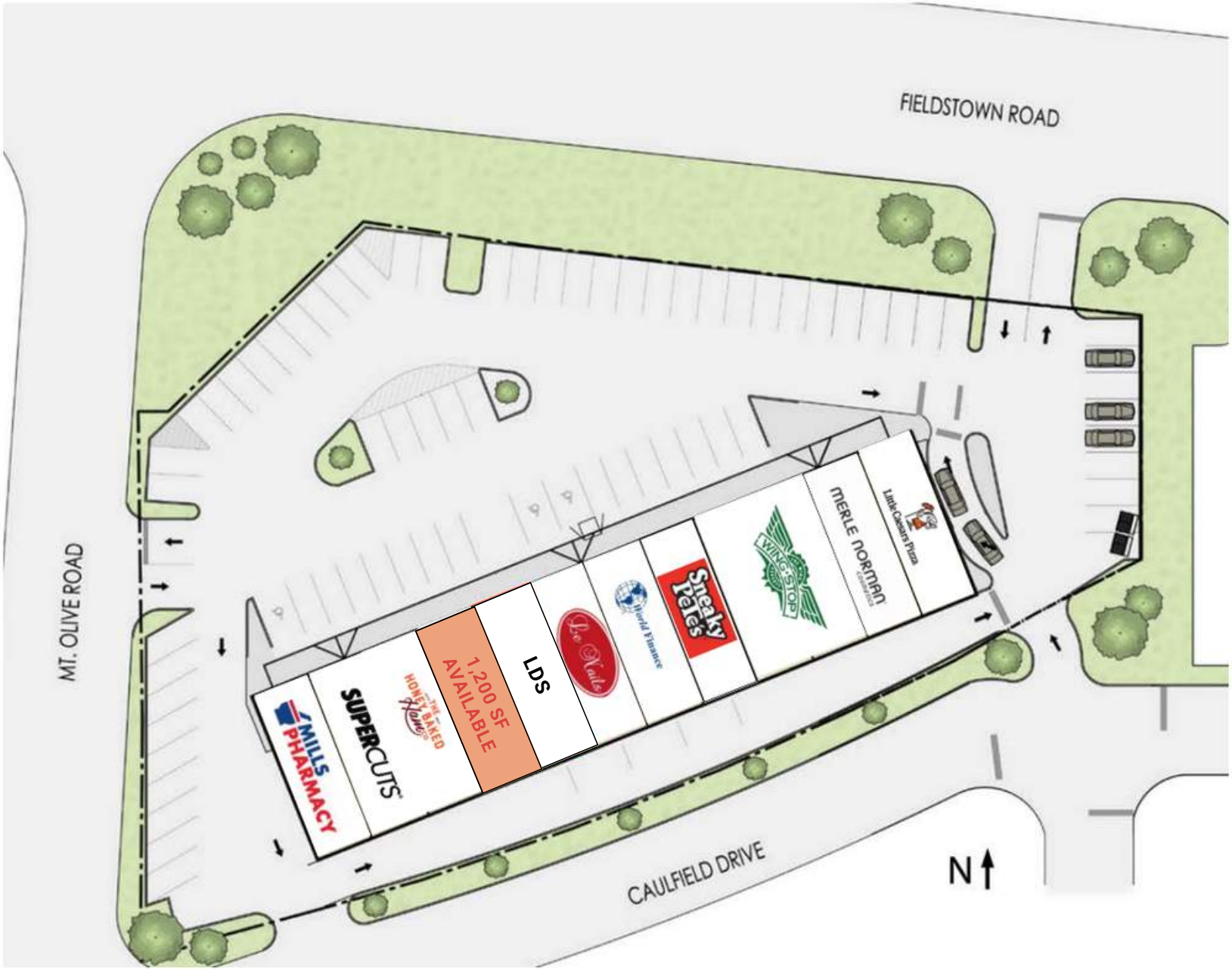


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Executive Summary

439 Fieldstown Rd, Gardendale, Alabama, 35071

Rings: 1, 3, 5 mile radii

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Population	1 mile	3 miles	5 miles
2010 Population	2,480	19,443	31,310
2020 Population	2,636	21,566	34,945
2025 Population	2,935	21,694	34,755
2030 Population	3,067	21,680	34,550
2010-2020 Annual Rate	0.61%	1.04%	1.10%
2020-2025 Annual Rate	2.07%	0.11%	-0.10%
2025-2030 Annual Rate	0.88%	-0.01%	-0.12%
Age			
2025 Median Age	41.6	41.4	41.0
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	71.5%	71.7%	67.2%
Black Alone	17.5%	15.8%	20.4%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	2.6%	1.5%	1.3%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	2.1%	5.0%	5.1%
Two or More Races	5.7%	5.5%	5.4%
Hispanic Origin	4.4%	7.6%	8.1%
Diversity Index	49.9	53.2	57.5
Households			
2010 Total Households	1,064	7,870	12,757
2020 Total Households	1,164	8,675	14,249
2025 Total Households	1,330	8,845	14,339
2030 Total Households	1,408	8,906	14,348
2010-2020 Annual Rate	0.90%	0.98%	1.11%
2020-2025 Annual Rate	2.57%	0.37%	0.12%
2025-2030 Annual Rate	1.15%	0.14%	0.01%
2025 Average Household Size	2.20	2.43	2.40
Wealth Index	76	98	90

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 | 439 Fieldstown Rd, Gardendale, Alabama, 35071 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.4%	20.8%	21.9%
Median Household Income			
2025 Median Household Income	$62,277	$83,211	$77,635
2030 Median Household Income	$79,995	$97,113	$89,063
2025-2030 Annual Rate	5.13%	3.14%	2.78%
Average Household Income			
2025 Average Household Income	$91,128	$105,632	$99,160
2030 Average Household Income	$104,496	$118,917	$111,854
Per Capita Income			
2025 Per Capita Income	$41,877	$43,105	$41,006
2030 Per Capita Income	$48,568	$48,877	$46,547
2025-2030 Annual Rate	3.01%	2.55%	2.57%
Income Equality			
2025 Gini Index	46.2	40.7	42.4
Socioeconomic Status			
2025 Socioeconomic Status Index	53.5	54.3	51.7
Housing Unit Summary			
Housing Affordability Index	93	114	108
2010 Total Housing Units	1,175	8,405	13,702
2010 Owner Occupied Hus (%)	67.3%	81.0%	75.6%
2010 Renter Occupied Hus (%)	32.8%	19.0%	24.4%
2010 Vacant Housing Units (%)	9.4%	6.4%	6.9%
2020 Housing Units	1,248	9,178	15,246
2020 Owner Occupied HUs (%)	65.5%	78.3%	73.3%
2020 Renter Occupied HUs (%)	34.5%	21.8%	26.6%
Vacant Housing Units	5.6%	5.3%	6.5%
2025 Housing Units	1,418	9,357	15,344
Owner Occupied Housing Units	56.5%	77.0%	72.9%
Renter Occupied Housing Units	43.5%	23.0%	27.1%
Vacant Housing Units	6.2%	5.5%	6.5%
2030 Total Housing Units	1,494	9,438	15,428
2030 Owner Occupied Housing Units	787	6,889	10,521
2030 Renter Occupied Housing Units	621	2,017	3,827
2030 Vacant Housing Units	86	532	1,080

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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