

1,200 SF FOR LEASE

VILLAGE AT GARDENDALE

439 FIELDSTOWN ROAD, GARDENDALE, AL 35071

PROPERTY FOR LEASE



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

205.823.3030
www.TheRetailCompanies.com

PROPERTY PHOTOS



QUICK FACTS

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

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

Bill@TheRetailCompanies.com
205.823.3070

Real Estate Is Our Passion

1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM

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SITE PLAN



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MARKET AERIAL



TRAFFIC COUNTS

19,121 VPD

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DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	5,282	19,495	68,061
2010 Population	5,620	23,277	67,062
2021 Population	5,657	23,969	67,981
2026 Population	5,673	24,272	68,953
2000-2010 Annual Rate	0.62%	1.79%	-0.15%
2010-2021 Annual Rate	0.06%	0.26%	0.12%
2021-2026 Annual Rate	0.06%	0.25%	0.28%
2021 Male Population	47.2%	47.4%	47.8%
2021 Female Population	52.8%	52.6%	52.2%
2021 Median Age	43.3	40.5	40.6

In the identified area, the current year population is 67,981. In 2010, the Census count in the area was 67,062. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 68,953 representing a change of 0.28% annually from 2021 to 2026. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	83.4%	77.6%	48.5%
2021 Black Alone	10.7%	15.9%	46.0%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	1.6%	1.3%	0.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	1.7%	2.8%	2.8%
2021 Two or More Races	2.2%	2.0%	1.6%
2021 Hispanic Origin (Any Race)	3.9%	6.1%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.9% 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 59.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	66	80	57
2000 Households	2,355	7,933	26,622
2010 Households	2,490	9,554	26,471
2021 Total Households	2,498	9,885	26,956
2026 Total Households	2,502	10,022	27,493
2000-2010 Annual Rate	0.56%	1.88%	-0.06%
2010-2021 Annual Rate	0.03%	0.30%	0.16%
2021-2026 Annual Rate	0.03%	0.28%	0.40%
2021 Average Household Size	2.24	2.40	2.43

The household count in this area has changed from 26,471 in 2010 to 26,956 in the current year, a change of 0.16% annually. The five-year projection of households is 27,493, a change of 0.40% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2010. The number of families in the current year is 17,043 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	13.5%	13.0%	16.0%
Median Household Income			
2021 Median Household Income	\$57,498	\$62,058	\$44,116
2026 Median Household Income	\$64,509	\$70,032	\$49,639
2021-2026 Annual Rate	2.33%	2.45%	2.39%
Average Household Income			
2021 Average Household Income	\$72,507	\$79,331	\$61,513
2026 Average Household Income	\$82,527	\$91,065	\$70,219
2021-2026 Annual Rate	2.62%	2.80%	2.68%
Per Capita Income			
2021 Per Capita Income	\$31,084	\$32,668	\$24,847
2026 Per Capita Income	\$35,343	\$37,547	\$28,509
2021-2026 Annual Rate	2.60%	2.82%	2.79%

Households by Income

Current median household income is \$44,116 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$49,639 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$61,513 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,219 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,847 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,509 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	182	189	152
2000 Total Housing Units	2,457	8,400	29,523
2000 Owner Occupied Housing Units	1,742	6,304	17,361
2000 Renter Occupied Housing Units	613	1,629	9,260
2000 Vacant Housing Units	102	467	2,902
2010 Total Housing Units	2,681	10,259	30,029
2010 Owner Occupied Housing Units	1,733	7,269	16,719
2010 Renter Occupied Housing Units	757	2,285	9,751
2010 Vacant Housing Units	191	705	3,558
2021 Total Housing Units	2,738	10,611	31,197
2021 Owner Occupied Housing Units	1,669	7,279	16,423
2021 Renter Occupied Housing Units	829	2,606	10,533
2021 Vacant Housing Units	240	726	4,241
2026 Total Housing Units	2,755	10,730	31,750
2026 Owner Occupied Housing Units	1,702	7,478	16,854
2026 Renter Occupied Housing Units	801	2,543	10,639
2026 Vacant Housing Units	253	708	4,257

Currently, 52.6% of the 31,197 housing units in the area are owner occupied; 33.8%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 30,029 housing units in the area - 55.7% owner occupied, 32.5% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 1.71%. Median home value in the area is \$168,721, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.61% annually to \$211,406.

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