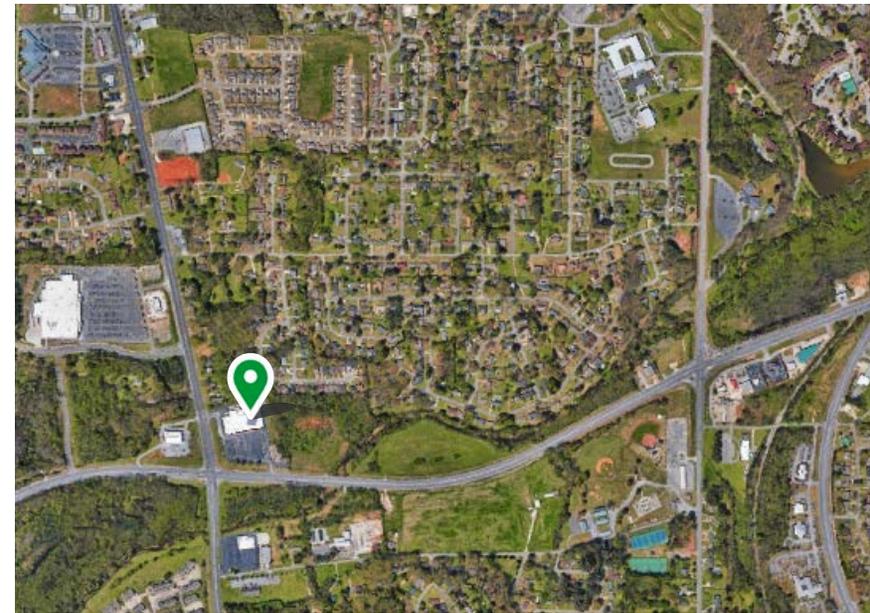




# CLOVERDALE VILLAGE

970 Cox Creek Parkway | Florence, AL 35633





## AVAILABILITY

**SMALL SHOPS:**  
1,290 SF

## PROPERTY OVERVIEW

- Anchored by America's Thrift
- Located on the Cox Creek Pkwy retail corridor
- Near Walmart Supercenter and other national retailers
- Limited small shop space available in this submarket

## SURROUNDING TENANTS



## CONTACT

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080

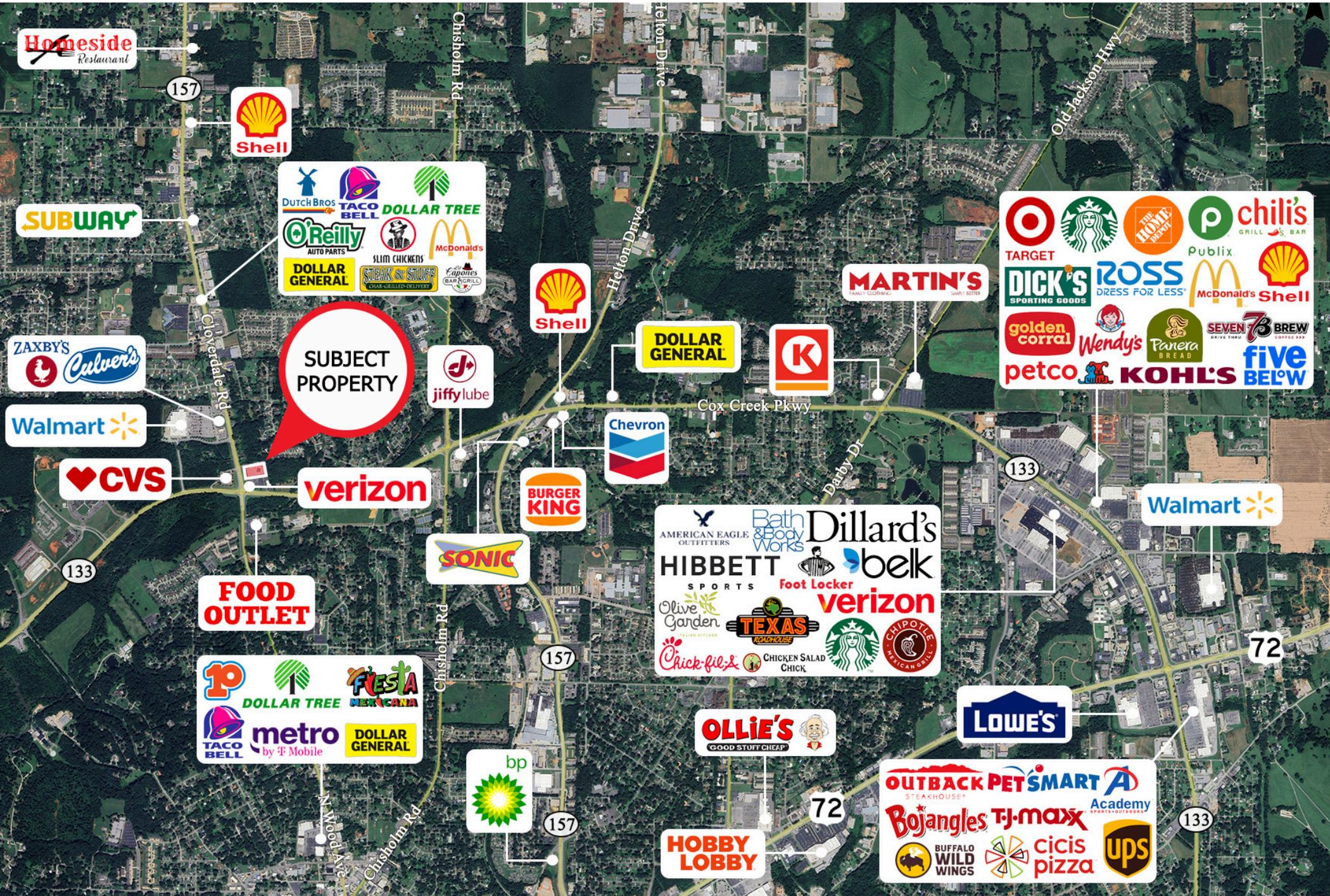
## TRAFFIC COUNTS

Cox Creek Parkway 22,950 VPD

# Cloverdale Village

970 Cox Creek Parkway | Florence, AL 35633

FOR LEASE



Homeside Restaurant



SUBWAY

DUTCH BROS TACO BELL DOLLAR TREE  
 O'Reilly AUTO PARTS SLIM CHICKENS McDonald's  
 DOLLAR GENERAL STEAK & STUFF Capones

SUBJECT PROPERTY



DOLLAR GENERAL

MARTIN'S

TARGET Starbucks THE HOME DEPOT Publix chili's  
 DICK'S SPORTING GOODS ROSS DRESS FOR LESS McDonald's Shell  
 golden corral Wendy's Panera BREAD SEVEN 7 BREW  
 petco KOHL'S five BELOW

ZAXBY'S Culver's

Walmart

CVS

verizon

jiffy lube



BURGER KING

SONIC

AMERICAN EAGLE OUTFITTERS Bath & Body Works Dillard's  
 HIBBETT Foot Locker belk  
 Olive Garden TEXAS ROADHOUSE verizon  
 Chick-fil-A CHICKEN SALAD CHICK Starbucks CHIPOTLE MEXICAN GRILL

Walmart

FOOD OUTLET

DOLLAR TREE FESTA MEXICANA  
 TACO BELL metro by T Mobile DOLLAR GENERAL



OLLIE'S GOOD STUFF CHEAP

LOWE'S

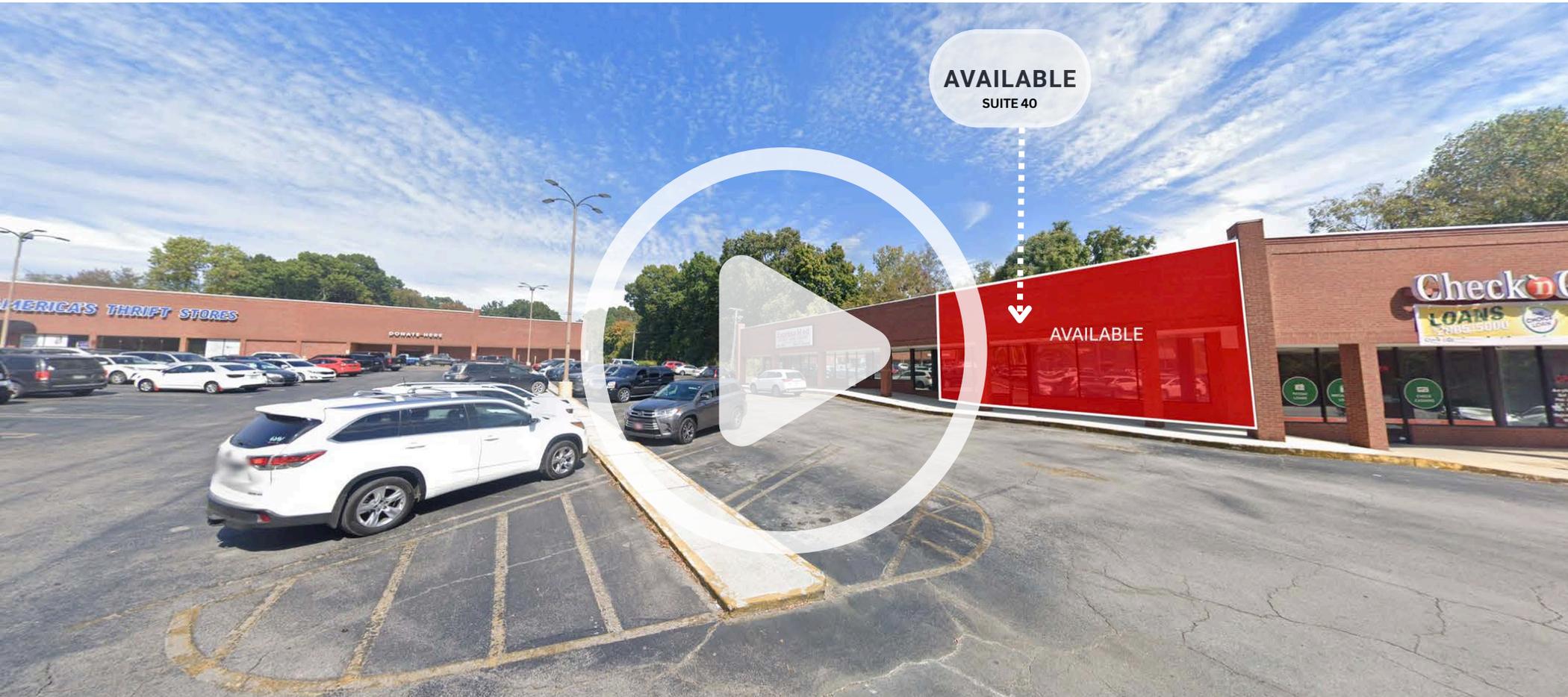
OUTBACK STEAKHOUSE PET SMART Academy  
 Bojangles T.J. MAXX  
 BUFFALO WILD WINGS cici's pizza ups

HOBBY LOBBY

# Cloverdale Village

970 Cox Creek Parkway | Florence, AL 35633

**FOR LEASE**



 **WATCH NOW**

# Cloverdale Village

970 Cox Creek Parkway | Florence, AL 35633

FOR LEASE



Workout Anytime	8640 SF
America's Thrift	44677 SF
Express MED	2400 SF
<b>VACANT</b>	<b>1290 SF</b>
Southern Specialty Finance	1200 SF
Solar Nails	1200 SF

### Executive Summary

970 Cox Creek Pkwy, Florence, Alabama, 35633

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	6,139	34,123	48,511
2020 Population	6,056	35,045	49,502
2025 Population	6,046	36,642	51,261
2030 Population	6,018	36,592	51,521
2010-2020 Annual Rate	-0.14%	0.27%	0.20%
2020-2025 Annual Rate	-0.03%	0.85%	0.67%
2025-2030 Annual Rate	-0.09%	-0.03%	0.10%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.7	36.6	37.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.9%	71.7%	72.2%
Black Alone	18.0%	17.4%	16.9%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	0.6%	1.6%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	2.5%	2.8%
Two or More Races	6.5%	6.3%	6.1%
Hispanic Origin	3.6%	4.9%	5.2%
Diversity Index	47.1	50.2	50.0

Households	1 mile	3 miles	5 miles
2010 Total Households	2,850	15,173	21,251
2020 Total Households	2,909	15,521	21,652
2025 Total Households	2,963	15,795	22,159
2030 Total Households	2,990	15,944	22,536
2010-2020 Annual Rate	0.21%	0.23%	0.19%
2020-2025 Annual Rate	0.35%	0.33%	0.44%
2025-2030 Annual Rate	0.18%	0.19%	0.34%
2025 Average Household Size	2.02	2.08	2.12
Wealth Index	50	49	55

<sup>1</sup> 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 | 970 Cox Creek Pkwy, Florence, Alabama, 35633 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.9%	24.0%	23.4%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$60,309	\$54,084	\$55,432
2030 Median Household Income	\$65,561	\$60,533	\$61,259
2025-2030 Annual Rate	1.68%	2.28%	2.02%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$71,719	\$70,179	\$73,047
2030 Average Household Income	\$77,537	\$75,643	\$79,739

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$33,764	\$30,787	\$31,741
2030 Per Capita Income	\$36,994	\$33,530	\$35,040
2025-2030 Annual Rate	1.84%	1.72%	2.00%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	40.1	45.8	47.1

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	51.4	48.4	48.1

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	121	99	101
2010 Total Housing Units	3,049	16,947	23,680
2010 Owner Occupied Hus (%)	63.8%	53.6%	57.8%
2010 Renter Occupied Hus (%)	36.2%	46.4%	42.2%
2010 Vacant Housing Units (%)	6.5%	10.5%	10.3%
2020 Housing Units	3,152	17,377	24,244
2020 Owner Occupied HUs (%)	57.4%	48.4%	53.0%
2020 Renter Occupied HUs (%)	42.6%	51.6%	47.0%
Vacant Housing Units	8.0%	10.7%	10.8%
2025 Housing Units	3,171	17,577	24,674
Owner Occupied Housing Units	56.5%	48.0%	52.9%
Renter Occupied Housing Units	43.5%	52.0%	47.1%
Vacant Housing Units	6.6%	10.1%	10.2%
2030 Total Housing Units	3,190	17,680	24,993
2030 Owner Occupied Housing Units	1,695	7,747	12,021
2030 Renter Occupied Housing Units	1,295	8,197	10,514
2030 Vacant Housing Units	200	1,736	2,457

<sup>1</sup> 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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The  
**Retail**  
Companies

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216  
205.823.3030

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080