

3,200 SF FOR LEASE

FORESTDALE SHOPPING CENTER

1552 FORESTDALE BOULEVARD, BIRMINGHAM, AL 35214

PROPERTY FOR LEASE



205.823.3030
www.TheRetailCompanies.com

PROPERTY PHOTOS



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
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Real Estate Is Our Passion
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FORESTDALE SHOPPING CENTER

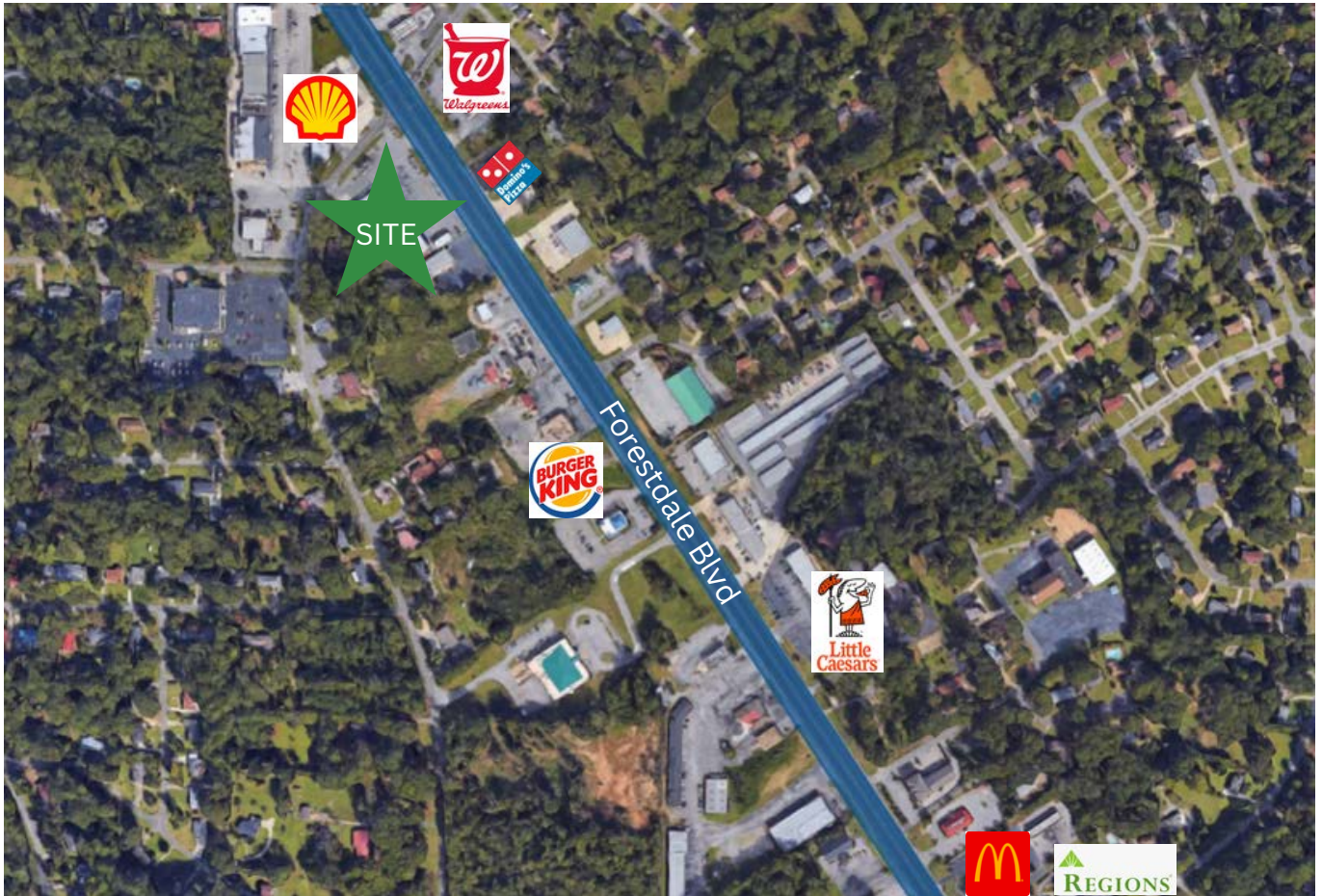
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MARKET AERIAL



TRAFFIC COUNT

- 22,059 VPD (Forestdale Blvd)

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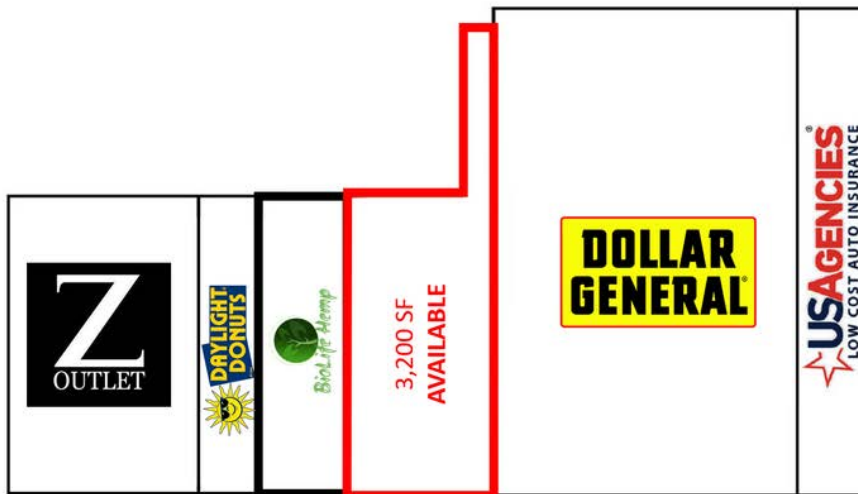
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SITE AERIAL



QUICK FACTS

- Excellent visibility on high traffic main thoroughfare in Forestdale
- Anchored by Dollar General
- Shopping center is located on a busy signalized intersection with a traffic light
- Pylon signage available

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	4,645	19,622	61,552
2020 Population	4,618	18,921	55,607
2022 Population	4,576	19,096	55,734
2027 Population	4,512	18,996	55,216
2010-2020 Annual Rate	-0.06%	-0.36%	-1.01%
2020-2022 Annual Rate	-0.41%	0.41%	0.10%
2022-2027 Annual Rate	-0.28%	-0.10%	-0.19%
2022 Male Population	46.7%	45.9%	46.7%
2022 Female Population	53.3%	54.1%	53.3%
2022 Median Age	44.2	44.0	41.4

In the identified area, the current year population is 55,734. In 2020, the Census count in the area was 55,607. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 55,216 representing a change of -0.19% annually from 2022 to 2027. Currently, the population is 46.7% male and 53.3% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	14.9%	14.6%	17.5%
2022 Black Alone	79.6%	80.4%	75.8%
2022 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2022 Asian Alone	0.1%	0.1%	0.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.9%	1.8%	2.9%
2022 Two or More Races	3.0%	2.6%	3.1%
2022 Hispanic Origin (Any Race)	3.0%	2.7%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 19.0% 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 44.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	62	63	46
2010 Households	1,875	7,700	24,163
2020 Households	1,921	7,632	23,022
2022 Households	1,917	7,728	23,125
2027 Households	1,897	7,721	22,970
2010-2020 Annual Rate	0.24%	-0.09%	-0.48%
2020-2022 Annual Rate	-0.09%	0.56%	0.20%
2022-2027 Annual Rate	-0.21%	-0.02%	-0.13%
2022 Average Household Size	2.39	2.44	2.35

The household count in this area has changed from 23,022 in 2020 to 23,125 in the current year, a change of 0.20% annually. The five-year projection of households is 22,970, a change of -0.13% annually from the current year total. Average household size is currently 2.35, compared to 2.35 in the year 2020. The number of families in the current year is 14,736 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	14.7%	13.9%	15.4%
Median Household Income			
2022 Median Household Income	\$55,428	\$56,371	\$41,728
2027 Median Household Income	\$64,385	\$67,308	\$50,090
2022-2027 Annual Rate	3.04%	3.61%	3.72%
Average Household Income			
2022 Average Household Income	\$72,579	\$74,362	\$59,610
2027 Average Household Income	\$85,573	\$89,571	\$72,011
2022-2027 Annual Rate	3.35%	3.79%	3.85%
Per Capita Income			
2022 Per Capita Income	\$29,836	\$30,244	\$24,820
2027 Per Capita Income	\$35,297	\$36,585	\$30,041
2022-2027 Annual Rate	3.42%	3.88%	3.89%

Households by Income

Current median household income is \$41,728 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$50,090 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$59,610 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$72,011 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$24,820 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,041 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	172	182	163
2010 Total Housing Units	2,096	8,743	28,683
2010 Owner Occupied Housing Units	1,473	5,787	15,717
2010 Renter Occupied Housing Units	401	1,911	8,445
2010 Vacant Housing Units	221	1,043	4,520
2020 Total Housing Units	2,068	8,439	27,303
2020 Vacant Housing Units	147	807	4,281
2022 Total Housing Units	2,058	8,522	27,390
2022 Owner Occupied Housing Units	1,461	5,622	14,505
2022 Renter Occupied Housing Units	456	2,106	8,620
2022 Vacant Housing Units	141	794	4,265
2027 Total Housing Units	2,046	8,563	27,396
2027 Owner Occupied Housing Units	1,456	5,669	14,642
2027 Renter Occupied Housing Units	441	2,052	8,329
2027 Vacant Housing Units	149	842	4,426

Currently, 53.0% of the 27,390 housing units in the area are owner occupied; 31.5%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 27,303 housing units in the area and 15.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.14%. Median home value in the area is \$122,282, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.99% annually to \$179,558.

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