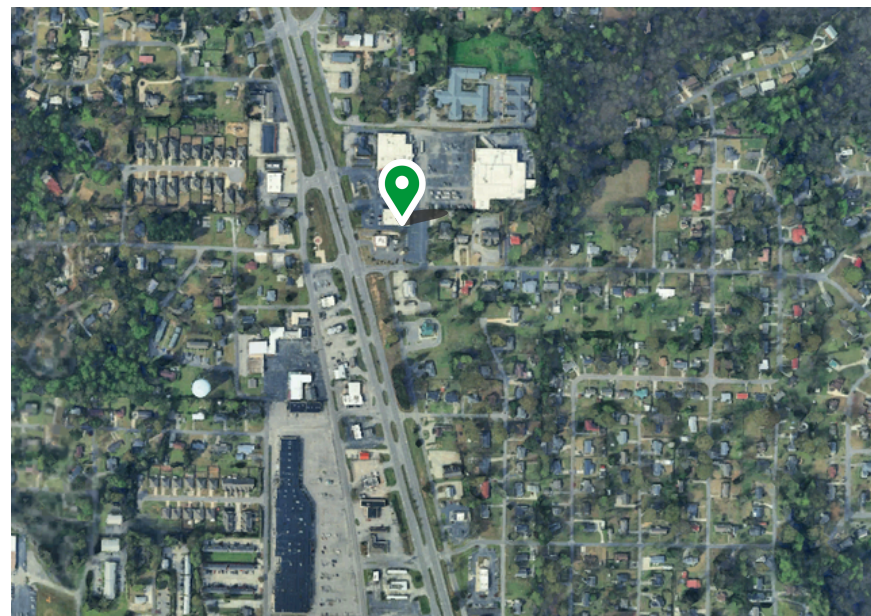




FREESTANDING HWY 31 | GARDENDALE, AL

1303 Decatur Hwy | Gardendale, AL 35071





AVAILABILITY

9,360 SF

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PROPERTY OVERVIEW

- Freestanding opportunity on Hwy 31 in the Gardendale Plaza Shopping Center
- Excellent visibility with well-lit shopping center with City municipal building
- Ample on-site parking with easy access to major roadways and surrounding retail
- Strong traffic counts and neighborhood presence; ideal for retail, office, or medical use

TRAFFIC COUNTS

HWY-31

16,220 VPD

SURROUNDING TENANTS

Walmart

Academy
SPORTS & OUTDOORS

Chick-fil-A

DOLLAR TREE

Panera

Publix

HOBBY
LOBBY

McDonald's

Freestanding HWY 31 | GARDENDALE, AL

1303 Decatur Hwy | Gardendale, AL 35071

FOR LEASE



Executive Summary

960 Main St, Gardendale, Alabama, 35071

Ring bands: 0-1, 1-3, 3-5 mile radii



Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	2,531	16,059	12,455
2020 Population	2,680	17,932	14,134
2025 Population	2,989	17,717	13,861
2030 Population	3,117	17,573	13,680
2010-2020 Annual Rate	0.57%	1.11%	1.27%
2020-2025 Annual Rate	2.10%	-0.23%	-0.37%
2025-2030 Annual Rate	0.84%	-0.16%	-0.26%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	41.8	41.4	40.2
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	72.0%	71.6%	59.7%
Black Alone	17.0%	15.1%	28.7%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	2.5%	1.3%	1.0%
Pacific Islander Alone	0.2%	0.1%	0.0%
Some Other Race Alone	2.1%	5.8%	5.0%
Two or More Races	5.8%	5.6%	5.1%
Hispanic Origin	4.4%	8.6%	8.4%
Diversity Index	49.4	54.2	62.4

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	1,117	6,320	5,264
2020 Total Households	1,214	6,989	6,004
2025 Total Households	1,371	6,996	5,933
2030 Total Households	1,447	6,978	5,887
2010-2020 Annual Rate	0.84%	1.01%	1.32%
2020-2025 Annual Rate	2.34%	0.02%	-0.23%
2025-2030 Annual Rate	1.08%	-0.05%	-0.16%
2025 Average Household Size	2.17	2.51	2.31
Wealth Index	79	102	78

 **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 | 960 Main St, Gardendale, Alabama, 35071 | Ring bands: 0-1, 1-3, 3-5 mile radii

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	24.5%	21.0%	23.5%

Median Household Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Household Income	\$65,253	\$83,487	\$70,867
2030 Median Household Income	\$83,434	\$96,517	\$80,930
2025-2030 Annual Rate	5.04%	2.94%	2.69%

Average Household Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Average Household Income	\$92,949	\$107,179	\$90,912
2030 Average Household Income	\$106,120	\$120,782	\$102,322

Per Capita Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Per Capita Income	\$41,925	\$42,884	\$38,360
2030 Per Capita Income	\$48,443	\$48,577	\$43,413
2025-2030 Annual Rate	2.93%	2.52%	2.51%

Income Equality	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Gini Index	45.3	40.7	43.4

Socioeconomic Status	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Socioeconomic Status Index	52.7	54.6	49.1

Housing Unit Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
Housing Affordability Index	96	113	100
2010 Total Housing Units	1,221	6,744	5,672
2010 Owner Occupied Hus (%)	69.4%	82.2%	68.8%
2010 Renter Occupied Hus (%)	30.7%	17.8%	31.2%
2010 Vacant Housing Units (%)	8.5%	6.3%	7.2%
2020 Housing Units	1,290	7,417	6,492
2020 Owner Occupied HUs (%)	67.4%	79.3%	67.3%
2020 Renter Occupied HUs (%)	32.6%	20.7%	32.7%
Vacant Housing Units	5.6%	5.4%	7.9%
2025 Housing Units	1,458	7,420	6,421
Owner Occupied Housing Units	58.7%	79.7%	67.9%
Renter Occupied Housing Units	41.3%	20.3%	32.1%
Vacant Housing Units	6.0%	5.7%	7.6%
2030 Total Housing Units	1,532	7,427	6,424
2030 Owner Occupied Housing Units	840	5,609	4,026
2030 Renter Occupied Housing Units	606	1,369	1,860
2030 Vacant Housing Units	85	449	537

 **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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