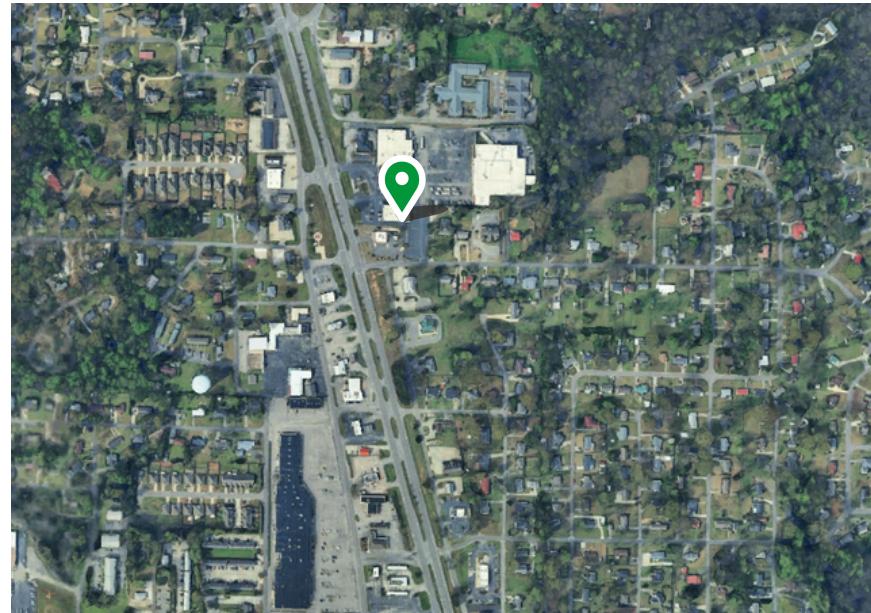
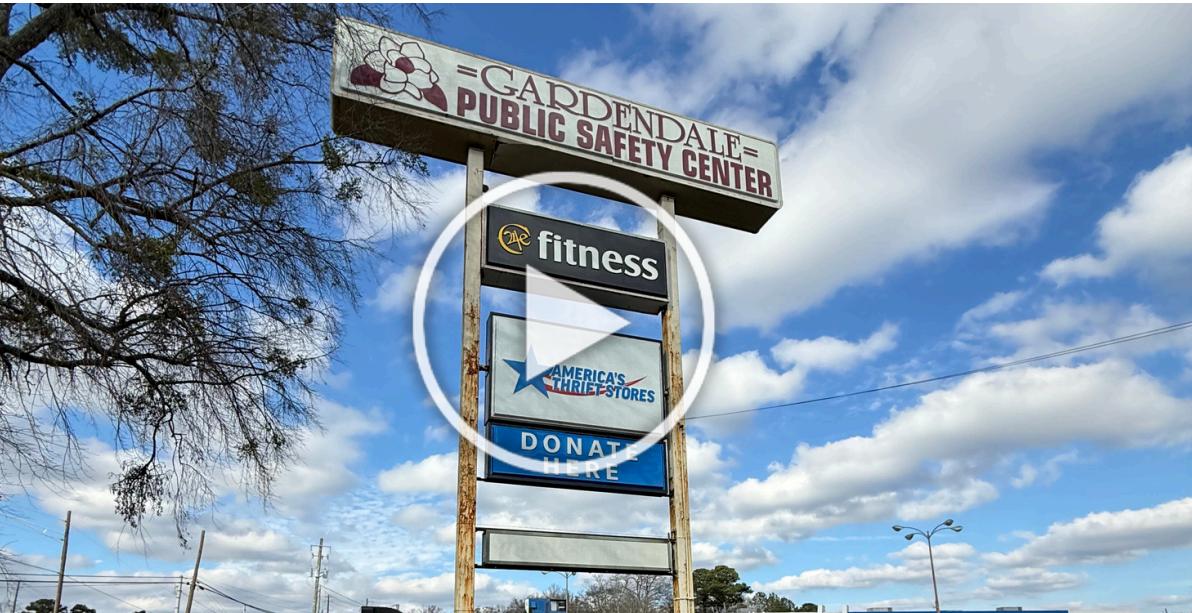




# FREESTANDING HWY 31 | GARDENDALE, AL

1303 Decatur Hwy | Gardendale, AL 35071



## AVAILABILITY

9,360 SF

## CONTACT

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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



# 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			
2025 Median Age	41.8	41.4	40.2
U.S. median age is 39.1			
Race and Ethnicity			
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			
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

## 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			
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			
2025 Average Household Income	\$92,949	\$107,179	\$90,912
2030 Average Household Income	\$106,120	\$120,782	\$102,322
Per Capita Income			
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			
2025 Gini Index	45.3	40.7	43.4
Socioeconomic Status			
2025 Socioeconomic Status Index	52.7	54.6	49.1
Housing Unit Summary			
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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