



FOR SALE

EASTGATE PLAZA



retail specialists

1601-1629 CENTER POINT PKWY, CENTER POINT, AL 35215

EXECUTIVE SUMMARY

Retail Specialists, LLC is pleased to present Eastgate Plaza

Name	Eastgate Plaza
Address	1601-1629 Center Point Pkwy
Market	Center Point, AL 35215
Total Offering GLA	38,628 SF
Total Land Size	3.29 Acres
Vacancy Rate	100%
Asking Price	\$2,600,000



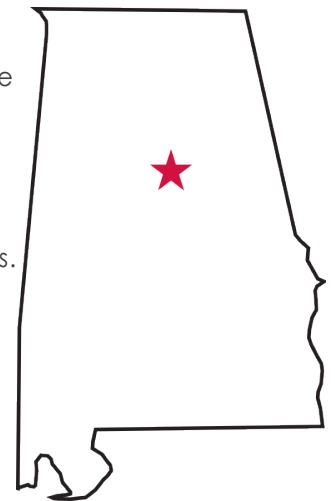
Shopping Center Overview:

Eastgate Plaza is a 38,628 SF retail center situated on 3.29 acres with an asking price of \$2.6 Million. The center is fully vacant making this a great value add opportunity with customizable suites starting at 800 SF ranging to 16,000 SF.

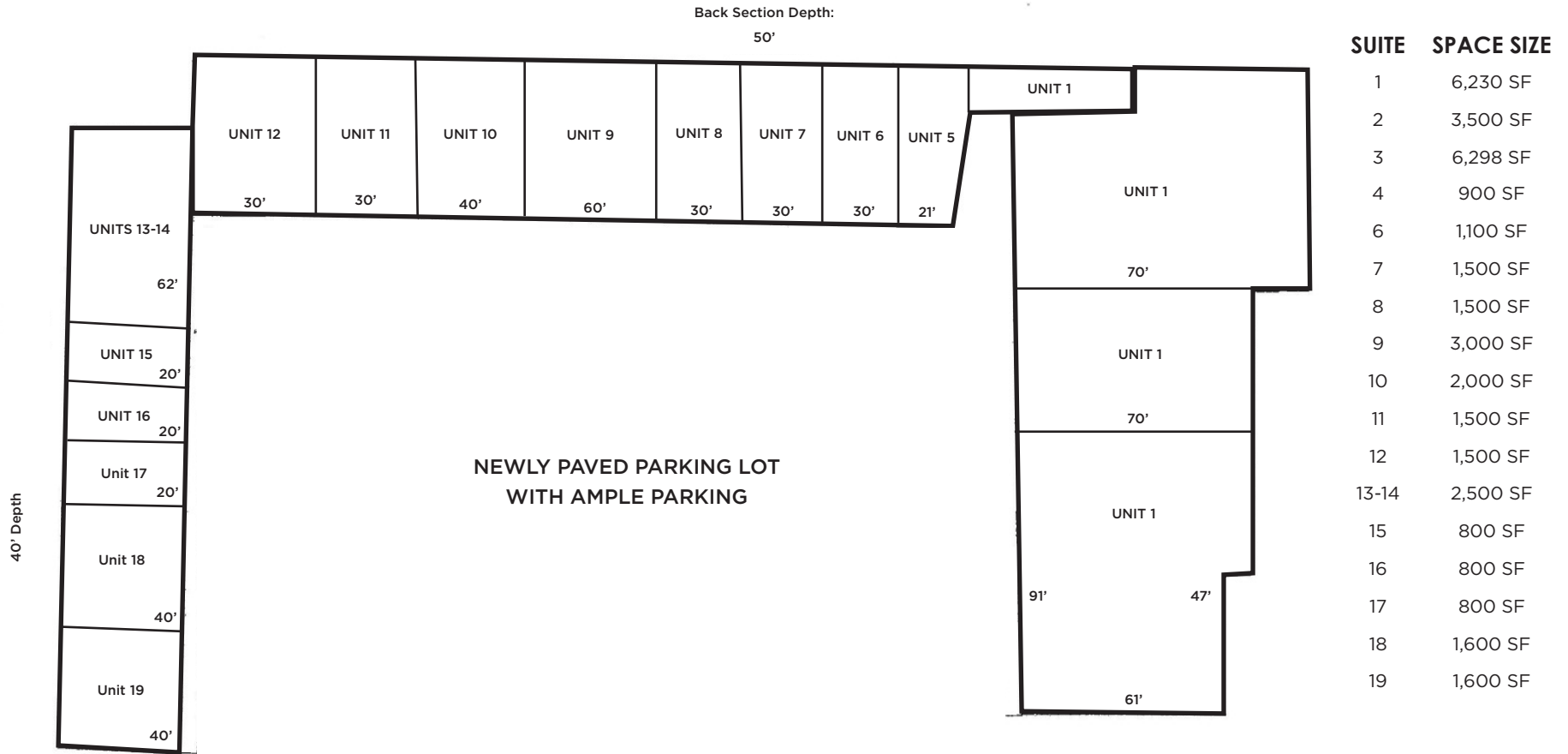
Eastgate Plaza is located along Center Point's main retail corridor with 30,000 VPD which is part of the Birmingham metropolitan area. More than 93,000 residents and 37,000 employees support the trade area.

The shopping plaza has undergone recent renovations including a new parking lot, parking lot lights, updated landscaping, new façade throughout and a new roof with a warranty.

The Birmingham-Hoover Metro is the largest population and economic region in the state of Alabama with a population of approximately 1.1 million. The metro area spans amongst five counties: Jefferson, Shelby, Blount, St. Clair, and Walker Counties. Base (12,500 personnel).



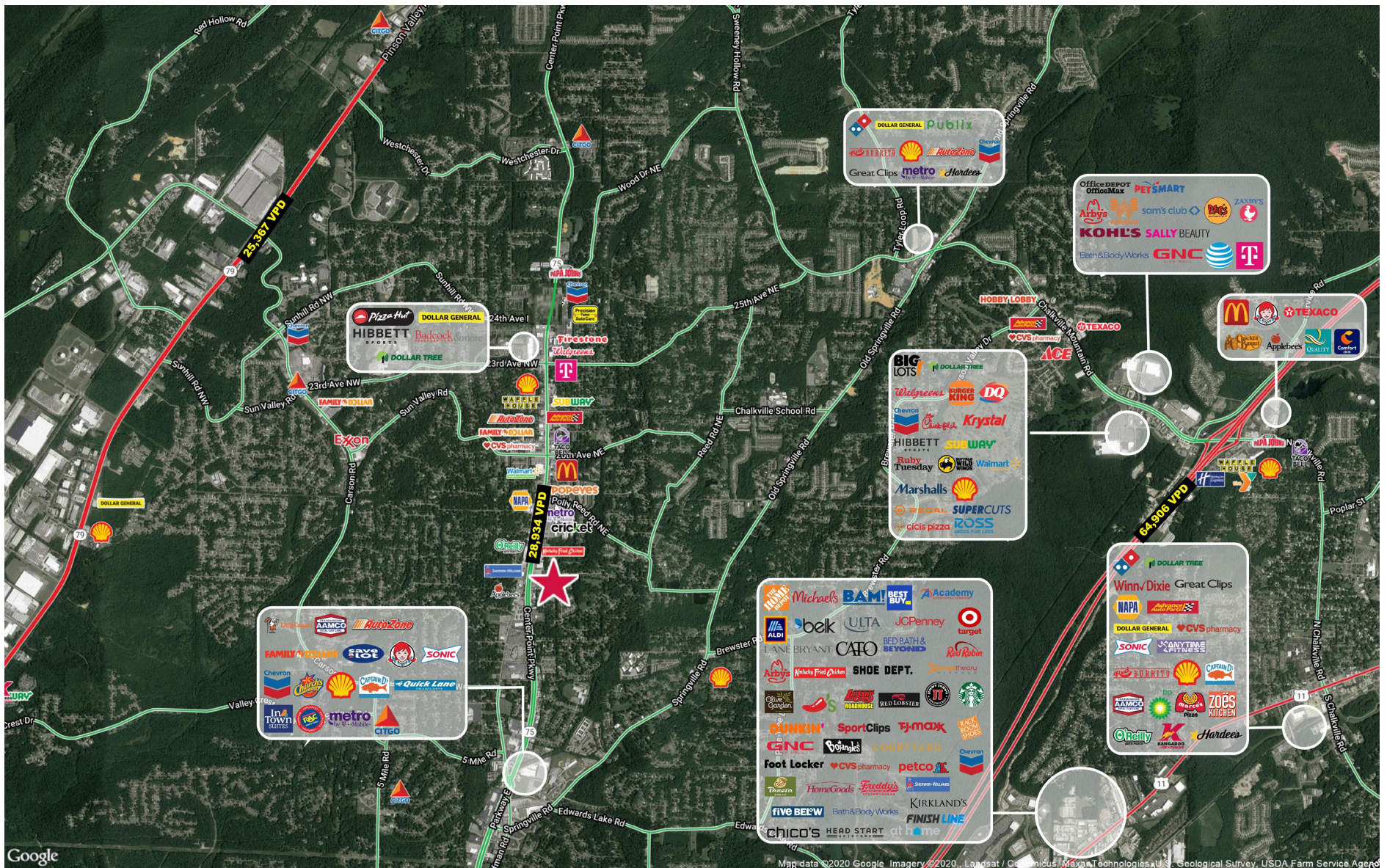
PROPERTY OVERVIEW



PROPERTY OVERVIEW



TRADE AREA OVERVIEW



BIRMINGHAM MSA DEMOGRAPHICS

Birmingham-Hoover MSA

Population

2023 Estimated Population	1,118,979
2028 Projected Population	1,130,953
2020 Census Population	1,115,289
2010 Census Population	1,061,023
Projected Annual Growth 2023 to 2028	0.2%
Historical Annual Growth 2010 to 2023	0.4%
2023 Median Age	38.0

Households

2023 Estimated Households	447,248
2028 Projected Households	448,692
2020 Census Households	440,912
2010 Census Households	415,349
Projected Annual Growth 2023 to 2028	-
Historical Annual Growth 2010 to 2023	0.6%

Race and Ethnicity

2023 Estimated White	61.4%
2023 Estimated Black or African American	30.7%
2023 Estimated Asian or Pacific Islander	2.4%
2023 Estimated American Indian or Native Alaskan	0.2%
2023 Estimated Other Races	5.2%
2023 Estimated Hispanic	5.2%

Income

2023 Estimated Average Household Income	\$101,993
2023 Estimated Median Household Income	\$67,530
2023 Estimated Per Capita Income	\$40,968

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