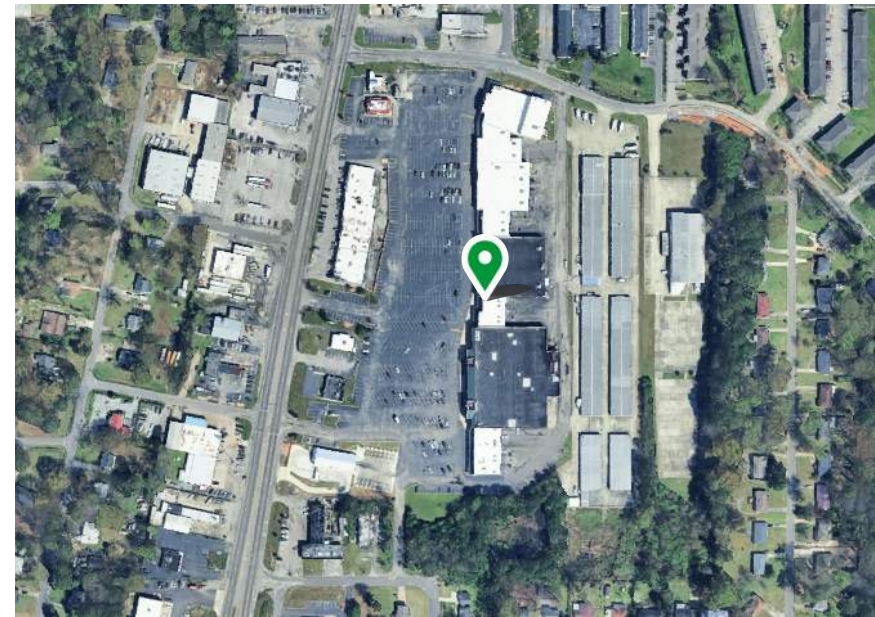




CENTER POINT SHOPPING CENTER

1671 - 1691 Center Point Parkway, Birmingham, AL 35215





AVAILABILITY

SMALL SHOPS:
1,200 - 20,000 SF

CONTACT

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PROPERTY OVERVIEW

- Property size: 148,275 SF
- Established tenant base (Food Giant, Oak Street Health (Humana), Heaven Cent Thrift)
- Metro PCS on outparcel
- Convenient access off Center Point Parkway
- A top shopping center in trade area
- Aggressive and flexible leasing terms

TRAFFIC COUNTS

Center Point Parkway 22,344 VPD

SURROUNDING TENANTS



Center Point Shopping Center

1671 - 1691 Center Point Parkway, Birmingham, AL 35215

FOR LEASE



Center Point Shopping Center

1671-1691 Center Point Parkway



No.	Retailer	SQ FT
A	AVAILABLE	20,000
1	Rama African Hair and Braid	2,100
2	AVAILABLE	3,000
3	AVAILABLE	3,000
4/5	Oak Street Health	7,200
6/7	Rainbow	7,200
8/9	AVAILABLE	2,800
10	AVAILABLE	2,100
B	Hair Castle Beauty Supply	24,000
11	AVAILABLE	1,200
12	AL Nails	1,200
13	AVAILABLE	1,400
14	AVAILABLE	1,400
C	Food Giant	54,172
15	AVAILABLE	1,400
16	EZ Solution	1,400
17	Wing It	1,400
18	Heights Finance	1,400
19	Security Finance Corp of AL	1,400
20	Da Garage Cigar Lounge	1,400
OUT	Metro PCS	818
OUT	B&W Philly Steaks	1,984
ATM	Regions Bank	NA

Center Point Shopping Center

1671 - 1691 Center Point Parkway, Birmingham, AL 35215

FOR LEASE



SUITE A



SUITE 2



SUITE 3



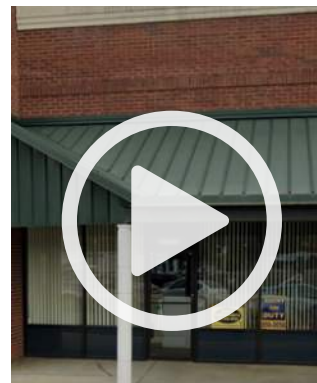
SUITE 8/9



SUITE 11



SUITE 14



SUITE 15

*Click for Video Tours

Executive Summary

1675 Center Point Pkwy, Birmingham, Alabama, 35215

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	9,845	58,267	94,397
2020 Population	9,497	58,450	96,108
2025 Population	9,151	56,740	93,704
2030 Population	9,035	55,895	92,296
2010-2020 Annual Rate	-0.36%	0.03%	0.18%
2020-2025 Annual Rate	-0.70%	-0.56%	-0.48%
2025-2030 Annual Rate	-0.25%	-0.30%	-0.30%

Age	1 mile	3 miles	5 miles
2025 Median Age	35.1	36.3	38.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	15.3%	17.9%	30.0%
Black Alone	76.0%	73.6%	60.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	0.3%	0.4%	0.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.9%	3.9%	4.0%
Two or More Races	4.0%	3.8%	4.1%
Hispanic Origin	6.1%	6.1%	6.5%
Diversity Index	46.5	48.9	59.5

Households	1 mile	3 miles	5 miles
2010 Total Households	3,705	22,375	36,605
2020 Total Households	3,572	22,080	36,840
2025 Total Households	3,525	21,658	36,125
2030 Total Households	3,498	21,431	35,737
2010-2020 Annual Rate	-0.36%	-0.13%	0.06%
2020-2025 Annual Rate	-0.25%	-0.37%	-0.37%
2025-2030 Annual Rate	-0.15%	-0.21%	-0.22%
2025 Average Household Size	2.56	2.60	2.57
Wealth Index	35	47	60

 [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 | 1675 Center Point Pkwy, Birmingham, Alabama, 35215 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	16.4%	18.9%	20.0%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$47,007	\$55,907	\$61,086
2030 Median Household Income	\$52,640	\$63,056	\$69,211
2025-2030 Annual Rate	2.29%	2.44%	2.53%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$59,115	\$71,578	\$80,499
2030 Average Household Income	\$65,891	\$80,715	\$90,716

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$23,054	\$27,311	\$31,110
2030 Per Capita Income	\$25,824	\$30,936	\$35,200
2025-2030 Annual Rate	2.30%	2.52%	2.50%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	40.8	42.9	44.2

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	40.9	43.4	45.6

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	137	121	116
2010 Total Housing Units	4,473	24,964	40,651
2010 Owner Occupied Hus (%)	58.3%	67.4%	70.3%
2010 Renter Occupied Hus (%)	41.8%	32.6%	29.7%
2010 Vacant Housing Units (%)	17.2%	10.4%	9.9%
2020 Housing Units	4,335	24,806	40,994
2020 Owner Occupied HUs (%)	45.2%	57.3%	62.1%
2020 Renter Occupied HUs (%)	54.8%	42.7%	37.9%
Vacant Housing Units	15.3%	11.1%	10.1%
2025 Housing Units	4,318	24,492	40,397
Owner Occupied Housing Units	45.8%	57.7%	62.6%
Renter Occupied Housing Units	54.2%	42.3%	37.4%
Vacant Housing Units	18.4%	11.6%	10.6%
2030 Total Housing Units	4,327	24,525	40,437
2030 Owner Occupied Housing Units	1,638	12,477	22,506
2030 Renter Occupied Housing Units	1,859	8,954	13,231
2030 Vacant Housing Units	829	3,094	4,700

 [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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