

## OFFERING MEMORANDUM

# HAYLEYVILLE SHOPPING CENTER

Hayleyville, AL



EXCLUSIVELY LISTED BY:



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**Marcus & Millichap**

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OFFICES THROUGHOUT THE U.S. AND CANADA  
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# OFFERING SUMMARY

## FINANCIAL

Listing Price	\$550,000
Price/SF	\$8.78

## OPERATIONAL

Gross SF	62,612 SF
Rentable SF	62,612 SF
# of Suites	5
Lot Size	9.5 Acres (413,820 SF)
Year Built	1973



Listing Price  
**\$550,000**



Price Per SQFT  
**\$8.78**



# of suites  
**05**





# INVESTMENT HIGHLIGHT

## INVESTMENT OVERVIEW

This 62,616-square-foot shopping center in Haleyville, Alabama, offers a compelling value-add opportunity. Priced at just \$550,000—or \$8.78 per square foot—it provides significant upside compared to the submarket’s average sale price of \$112 per square foot for multi-tenant retail buildings. Currently vacant, the property is a blank canvas for revitalization, with potential to capitalize on the submarket’s average rental rate of \$9 per square foot.

Situated on 8.01 acres, the site also allows for expansion or future development, supported by Alabama’s economic growth, business-friendly climate, and rising demand for adaptable retail spaces. By securing leases with regional and local tenants, an investor can rapidly add value while positioning the property to meet the needs of a growing consumer base. With advantageous pricing, acreage, and income potential, this asset is a rare chance to enter Alabama’s dynamic retail market with strong income growth and long-term appreciation potential.

## INVESTMENT HIGHLIGHTS

- Below-Market Pricing | Priced At \$550,000 (\$8.78/SF), Well Below The \$112/SF Submarket Average For Multi-Tenant Retail.
- High Value-Add Potential | Fully Vacant 62,616 SF, Ideal For Leasing At Market Rates Of \$9/SF To Increase Income And Property Value.
- Growing Alabama Market | Positioned To Benefit From Alabama’s Strong Economic Growth And Rising Retail Demand.
- Business-Friendly Location | Alabama’s Low Taxes And Pro-Business Environment Attract New Retailers And Investors.
- Appreciation Potential | Lease-Up Offers Strong Potential For Immediate Income And Long-Term Value Growth.



# PROPERTY DEATAILS

## SITE DESCRIPTION

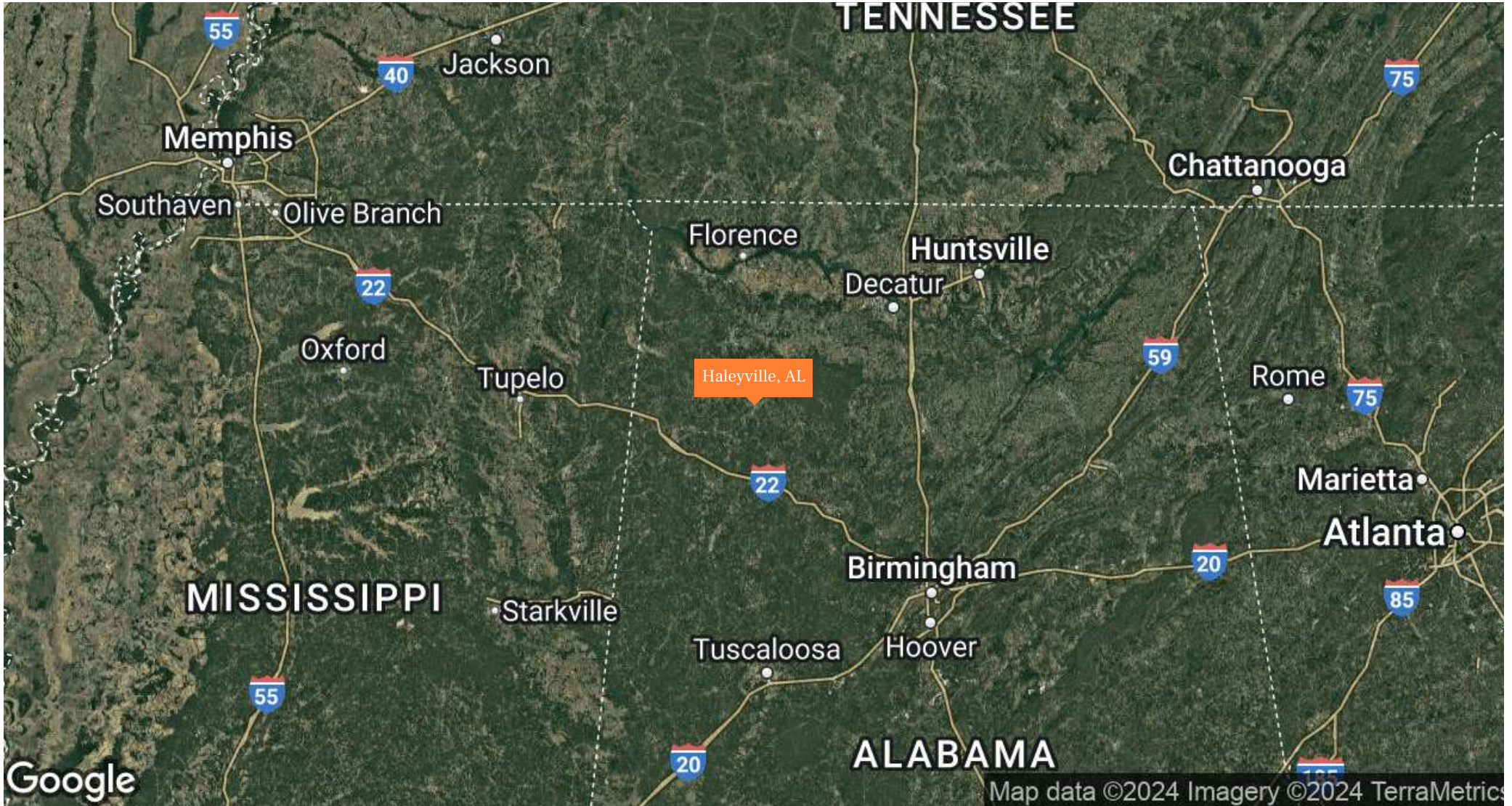
Assessors Parcel Number	05-09-30-3-200-032
Taxes(2024)	\$2,936
Zoning	5340-Multi-Retail Trade
Year Built	1973
Rentable SF	62,612 SF
Ownership	Fee Simple
Lot Size	8.01 Acres
Parking Ratio	2.13/1,000SF
Parking Spaces	123

## CONSTRUCTION

Foundation	Continuous Wall-100
Floors	Concrete, Asphalt
Exterior	Brick On Masonry
Roof	Flat-Shed
AC/Heat	Package Unit

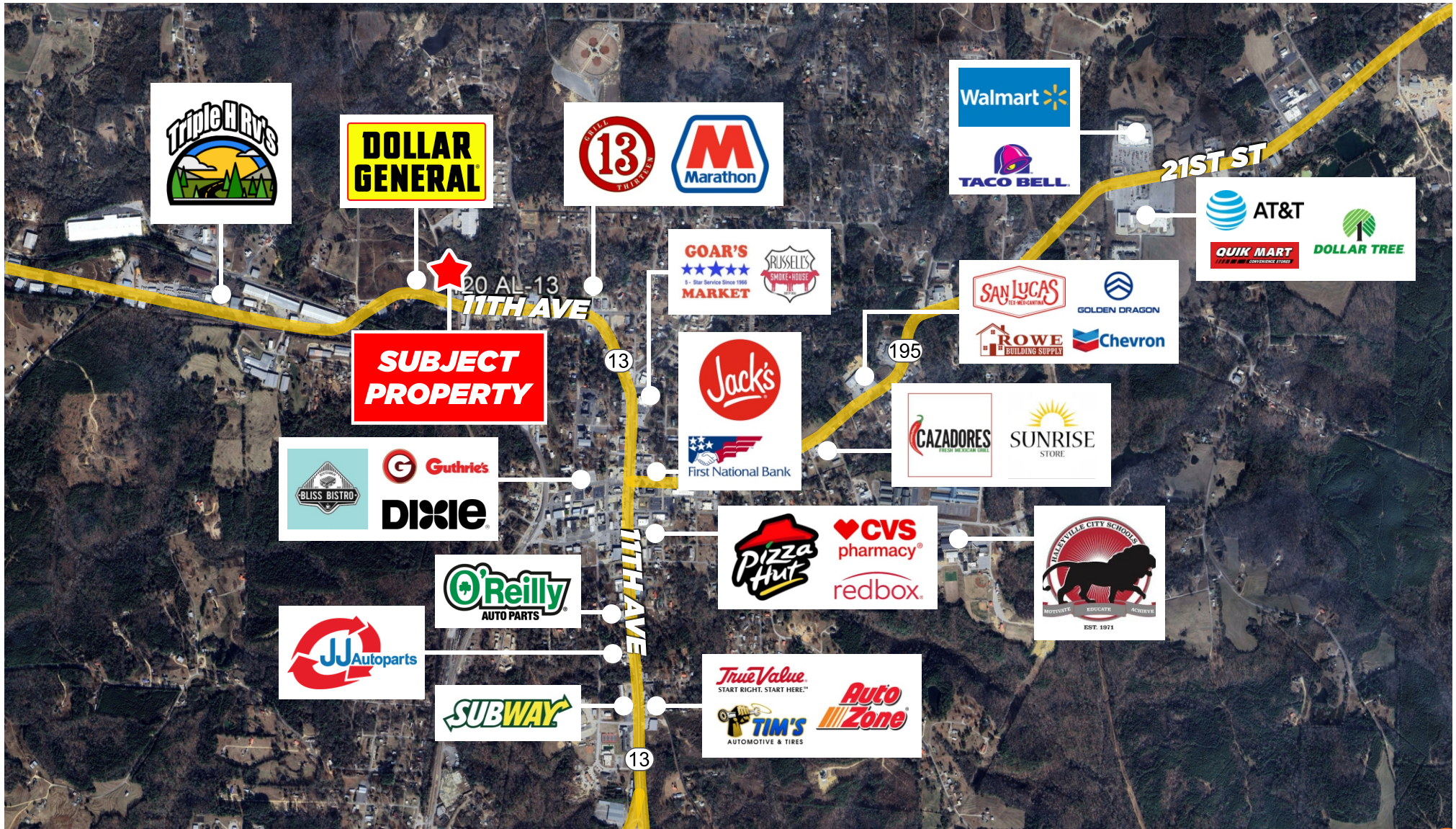


# REGIONAL MAPS





# RETAILER MAP





# AREA DEMOGRAPHICS

POPULATION	2 Miles	4 Miles	6 Miles
<b>2028 Projection</b>			
Total Population	4,844	7,862	10,885
<b>2023 Estimate</b>			
Total Population	4,816	7,828	10,846
<b>2020 Census</b>			
Total Population	4,796	7,748	10,619
<b>2010 Census</b>			
Total Population	4,978	8,077	11,153
<b>Daytime Population</b>			
2023 Estimate	4,842	7,025	8,607
HOUSEHOLDS	2 Miles	4 Miles	6 Miles
<b>2028 Projection</b>			
Total Households	2,010	3,283	4,493
<b>2023 Estimate</b>			
Total Households	1,991	3,256	4,457
Average (Mean) Household Size	2.4	2.4	2.4
<b>2010 Census</b>			
Total Households	1,977	3,236	4,432
<b>2010 Census</b>			
Total Households	2,081	3,383	4,596
<b>Occupied Units</b>			
2028 Projection	2,386	3,886	5,296
2023 Estimate	2,360	3,848	5,248
HOUSEHOLDS BY INCOME	2 Miles	4 Miles	6 Miles
<b>2023 Estimate</b>			
\$150,000 or More	7.0%	6.7%	6.2%
\$100,000-\$149,999	6.1%	6.3%	6.8%
\$75,000-\$99,999	9.9%	10.0%	9.5%
\$50,000-\$74,999	16.1%	17.3%	18.8%
\$35,000-\$49,999	13.6%	13.6%	13.9%
Under \$35,000	47.3%	46.0%	44.8%
Average Household Income	\$60,975	\$61,539	\$61,155
Median Household Income	\$39,098	\$40,848	\$42,007
Per Capita Income	\$25,389	\$25,719	\$25,223

HOUSEHOLDS BY EXPENDITURE	2 Miles	4 Miles	6 Miles
Total Average Household Retail Expenditure	\$49,960	\$50,725	\$51,103
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$15,946	\$16,159	\$16,262
Transportation	\$10,367	\$10,526	\$10,575
Food	\$6,624	\$6,727	\$6,804
Personal Insurance and Pensions	\$4,844	\$4,938	\$5,007
Healthcare	\$4,354	\$4,413	\$4,468
Cash Contributions	\$2,031	\$2,083	\$2,076
Entertainment	\$1,950	\$1,987	\$2,004
Gifts	\$1,234	\$1,281	\$1,285
Apparel	\$1,189	\$1,196	\$1,196
Education	\$699	\$716	\$714
POPULATION PROFILE	2 Miles	4 Miles	6 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	4,816	7,828	10,846
Under 20	25.2%	24.8%	24.7%
20 to 34 Years	16.9%	17.1%	17.1%
35 to 39 Years	5.1%	5.1%	5.2%
40 to 49 Years	10.9%	11.2%	11.4%
50 to 64 Years	20.2%	20.8%	20.9%
Age 65+	21.6%	21.1%	20.7%
Median Age	42.7	42.8	42.8
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	3,337	5,440	7,547
Elementary (0-8)	7.5%	7.6%	7.7%
Some High School (9-11)	14.9%	15.1%	15.8%
High School Graduate (12)	32.8%	32.9%	33.1%
Some College (13-15)	23.3%	23.9%	23.9%
Associate Degree Only	7.5%	7.4%	7.4%
Bachelor's Degree Only	7.2%	6.8%	6.4%
Graduate Degree	6.8%	6.2%	5.6%

# AREA DEMOGRAPHICS



## POPULATION

In 2023, the population in your selected geography is 10,846. The population has changed by -2.75 since 2010. It is estimated that the population in your area will be 10,885 five years from now, which represents a change of 0.4 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 42.8, compared with the U.S. average, which is 38.7. The population density in your area is 96 people per square mile.



## HOUSEHOLDS

There are currently 4,457 households in your selected geography. The number of households has changed by -3.02 since 2010. It is estimated that the number of households in your area will be 4,493 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.4 people.



## INCOME

In 2023, the median household income for your selected geography is \$42,007, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 49.15 since 2010. It is estimated that the median household income in your area will be \$47,089 five years from now, which represents a change of 12.1 percent from the current year.

The current year per capita income in your area is \$25,223, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$61,155, compared with the U.S. average, which is \$100,106.



## EMPLOYMENT

In 2023, 3,969 people in your selected area were employed. The 2010 Census revealed that 45.1 percent of employees are in white-collar occupations in this geography, and 39.4 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



## HOUSING

The median housing value in your area was \$105,707 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 3,251.00 owner-occupied housing units and 1,345.00 renter-occupied housing units in your area.



## EDUCATION

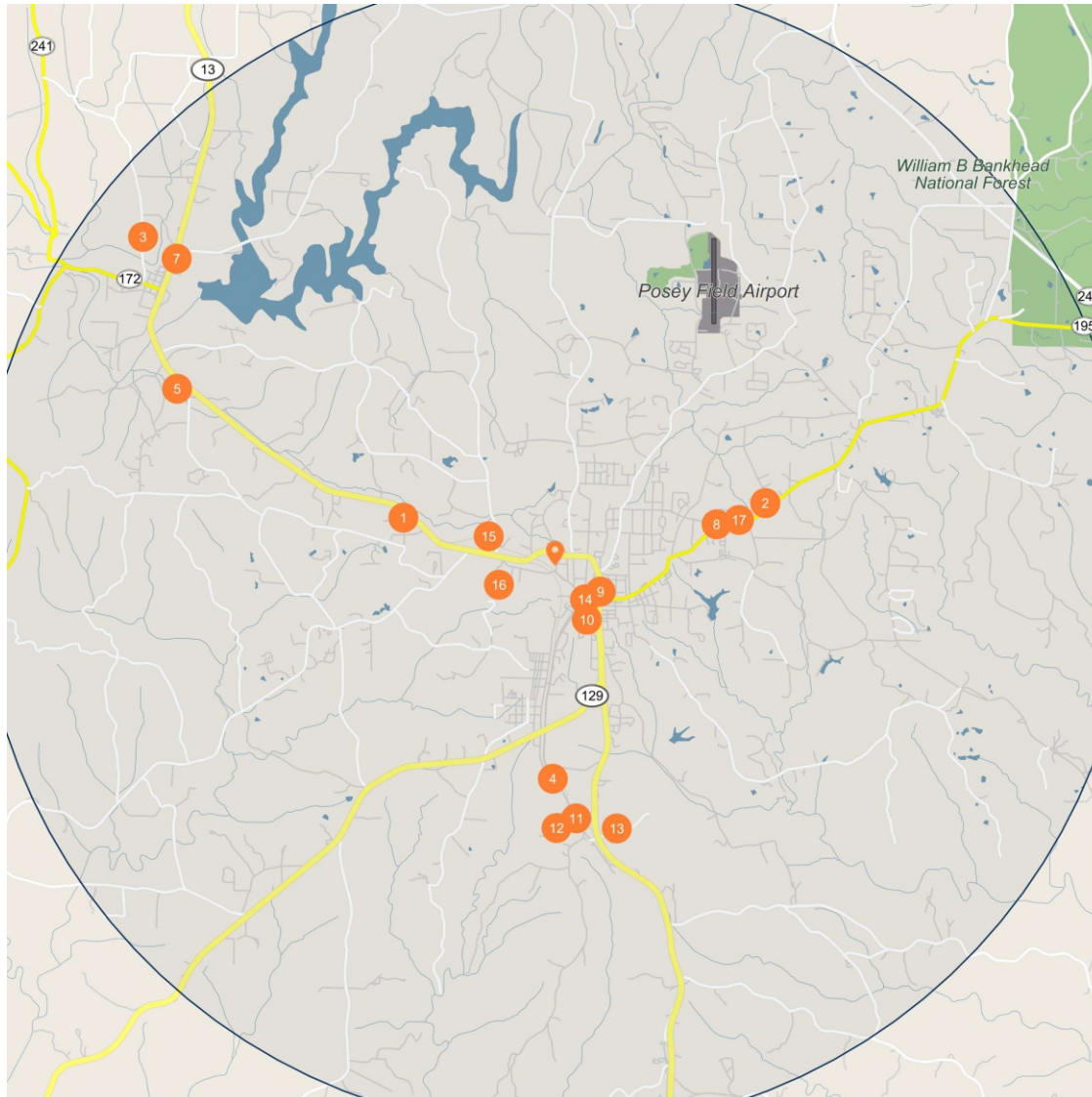
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 6.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.4 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 33.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.9 percent in the selected area compared with the 20.1 percent in the U.S.



# AREA DEMOGRAPHICS

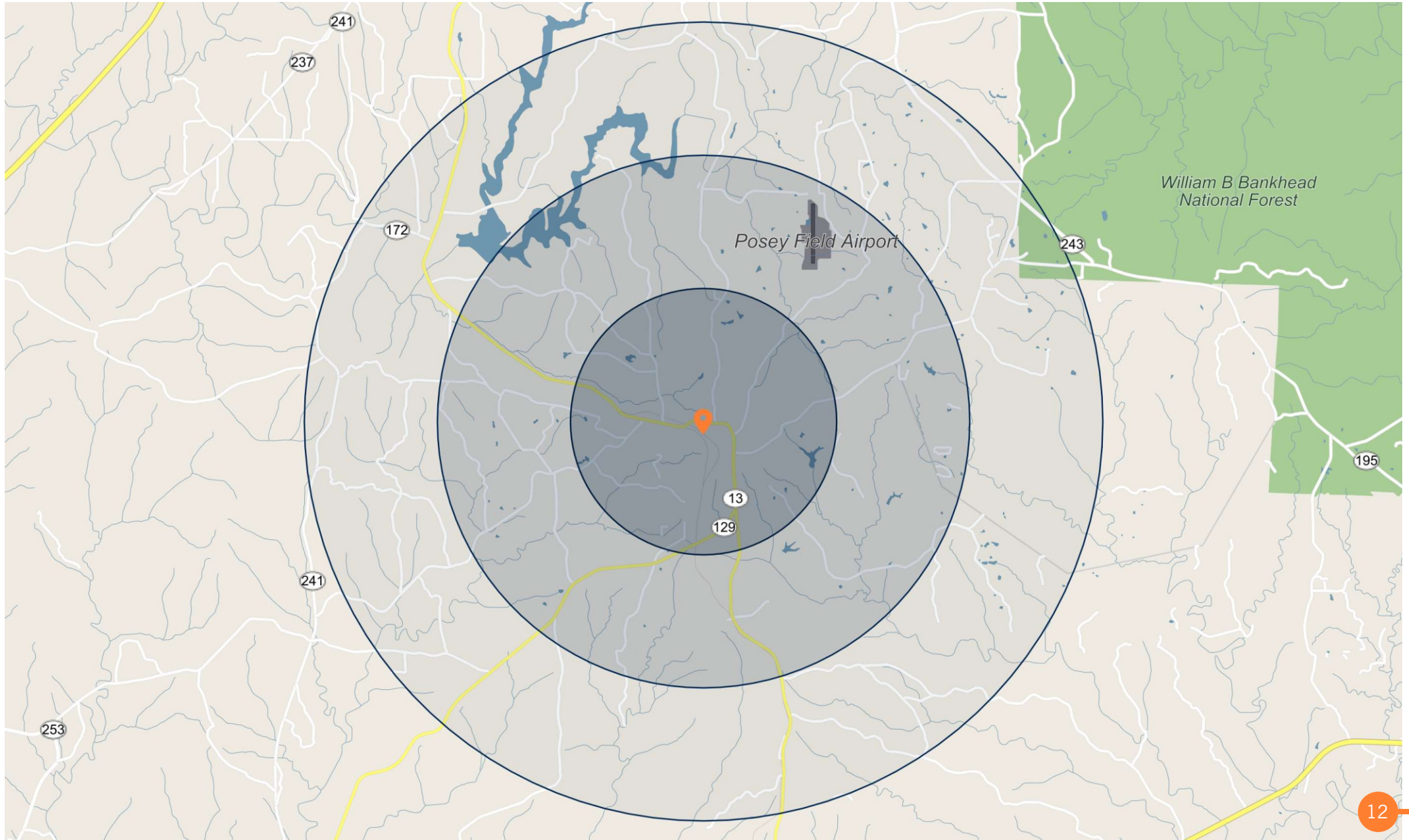


## Major Employers

## Employees

1	Kith Kitchens LLC	462
2	Historic Lfpoint Hospitals Inc-Lakeland Community Hospital	280
3	Timber Creek Housing LLC	250
4	Fontaine Commercial Trlr Inc-Fontaine Trailer Company	200
5	Kith Furniture LLC-Kith Furniture	150
6	Lakeland Community Hosp Inc	110
7	Marion County Schools-Phillips High School	91
8	Walmart Inc-Walmart	84
9	Haleyville Healthcare Center	76
10	Piggly Wiggly Haleyville Inc-Piggly Wiggly	73
11	J B Hunt Transport Inc	68
12	Masonite International Corp	60
13	Fontaine Commercial Trlr Inc-Mht Floor Technologies	56
14	City of Haleyville-Water & Sewer	55
15	Rowe Machinery Inc	50
16	Marion Import Corporation-Mays Wholesale Florist	50
17	Valley Healthcare LLC	50

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