



PARKWAY PLAZA

2115 US HWY 78, Anniston, AL 36207







AVAILABILITY

SMALL SHOPS:
1,800 - 10,700 SF

CONTACT

Bill Clements, CCIM

Bill@TheRetailCompanies.com
205.823.3070

Brooks Corr, CCIM

Brooks@TheRetailCompanies.com
205.823.3080

PROPERTY OVERVIEW

- Prime Retail Location Near Oxford Exchange – Positioned near Oxford's dominant retail destination with national brands and strong daily shopper traffic.
- Interstate Access – Conveniently located just off Interstate 20 providing easy regional access and excellent connectivity.
- High-Visibility Highway Frontage – Direct exposure along US Hwy 78, a primary commercial corridor serving the Anniston-Oxford trade area.
- Strong Retail Opportunity – Ideal for retail, service, or showroom users looking to locate within one of East Alabama's most active retail corridors.

TRAFFIC COUNTS

HWY-78 24,726 VPD

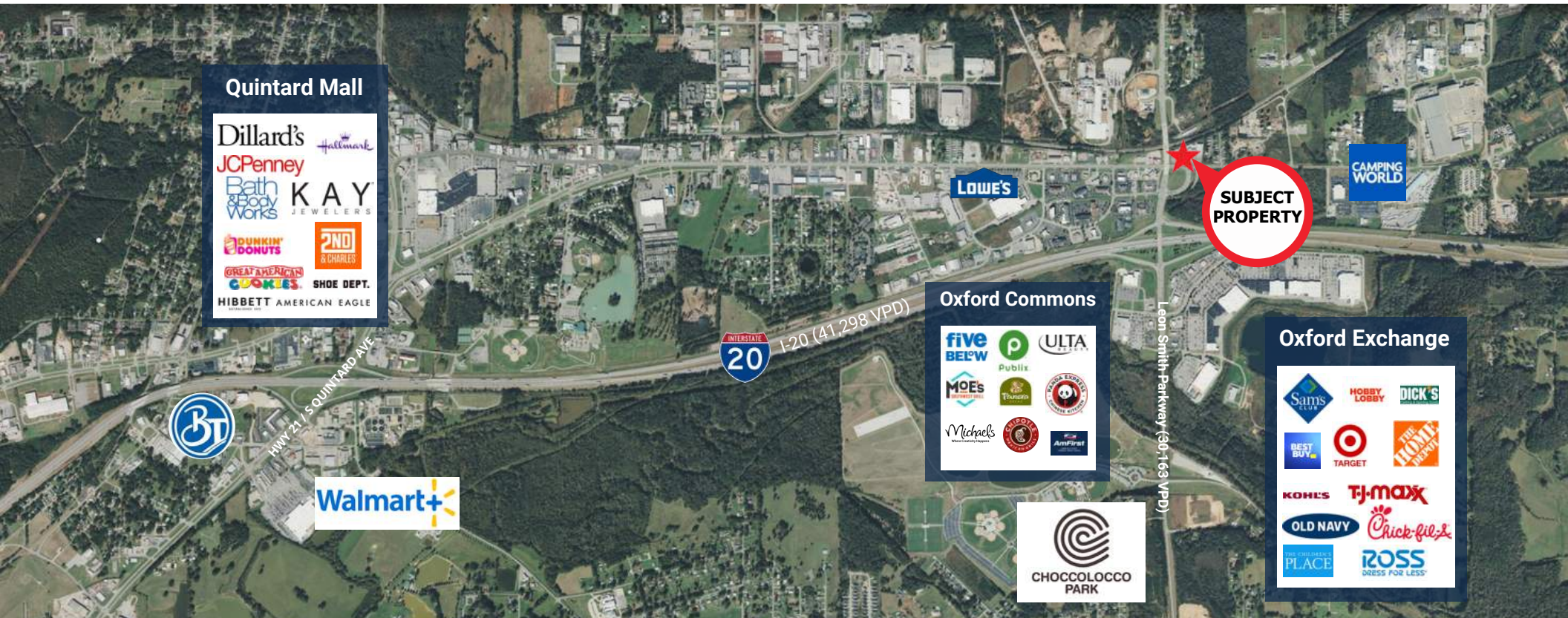
SURROUNDING TENANTS



Parkway Plaza

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FOR LEASE



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FOR LEASE



HWY. 78

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Population	1 mile	3 miles	5 miles
2010 Population	3,426	21,728	45,458
2020 Population	3,479	21,468	43,590
2025 Population	3,404	21,031	42,731
2030 Population	3,366	20,701	42,105
2010-2020 Annual Rate	0.15%	-0.12%	-0.42%
2020-2025 Annual Rate	-0.41%	-0.39%	-0.38%
2025-2030 Annual Rate	-0.22%	-0.32%	-0.29%

Age			
2025 Median Age	38.4	41.7	42.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	51.7%	58.1%	56.8%
Black Alone	32.1%	29.4%	31.8%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	2.2%	1.9%	1.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	5.7%	3.7%	3.4%
Two or More Races	7.5%	6.5%	5.9%
Hispanic Origin	10.3%	7.3%	6.5%
Diversity Index	69.1	62.9	62.4

Households			
2010 Total Households	1,407	8,915	18,484
2020 Total Households	1,474	8,856	17,973
2025 Total Households	1,474	8,853	17,929
2030 Total Households	1,474	8,828	17,896
2010-2020 Annual Rate	0.47%	-0.07%	-0.28%
2020-2025 Annual Rate	0.00%	-0.01%	-0.05%

Median Household Income			
2025 Median Household Income	\$39,902	\$56,381	\$54,733
2030 Median Household Income	\$41,693	\$62,236	\$60,119
2025-2030 Annual Rate	0.88%	2.00%	1.89%

Average Household Income			
2025 Average Household Income	\$49,410	\$85,817	\$80,309
2030 Average Household Income	\$52,924	\$95,186	\$88,750

Per Capita Income			
2025 Per Capita Income	\$22,991	\$36,417	\$33,927
2030 Per Capita Income	\$24,826	\$40,886	\$37,956
2025-2030 Annual Rate	1.55%	2.34%	2.27%

Income Equality			
2025 Gini Index	37.4	51.4	50.7

Socioeconomic Status			
2025 Socioeconomic Status Index	42.2	47.0	46.2

Housing Unit Summary			
Housing Affordability Index	103	109	117
2010 Total Housing Units	1,621	10,056	21,029
2010 Owner Occupied Hus (%)	31.8%	62.0%	64.8%
2010 Renter Occupied Hus (%)	68.2%	38.0%	35.2%
2010 Vacant Housing Units (%)	13.2%	11.3%	12.1%
2020 Housing Units	1,695	10,133	20,812
2020 Owner Occupied HUs (%)	31.3%	61.0%	64.4%
2020 Renter Occupied HUs (%)	68.7%	39.0%	35.6%
Vacant Housing Units	11.7%	12.1%	13.7%
2025 Housing Units	1,695	10,123	20,774
Owner Occupied Housing Units	32.6%	62.3%	65.7%
Renter Occupied Housing Units	67.4%	37.7%	34.3%
Vacant Housing Units	13.0%	12.6%	13.7%



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