

1,200- 20,000 SF FOR LEASE

# CENTER POINT SHOPPING CENTER

1671 - 1691 CENTER POINT PARKWAY, BIRMINGHAM, AL 35215

PROPERTY FOR LEASE



The  
**Retail  
Companies**  
Real Estate Is Our Passion.

205.823.3030  
[www.TheRetailCompanies.com](http://www.TheRetailCompanies.com)

## PROPERTY PHOTO



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**CALL FOR PRICING**

**Bill Clements, CCIM**

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205.823.3070

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1841 Montclair Lane, Suite 102  
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**Brooks Corr, CCIM**

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205.823.3080



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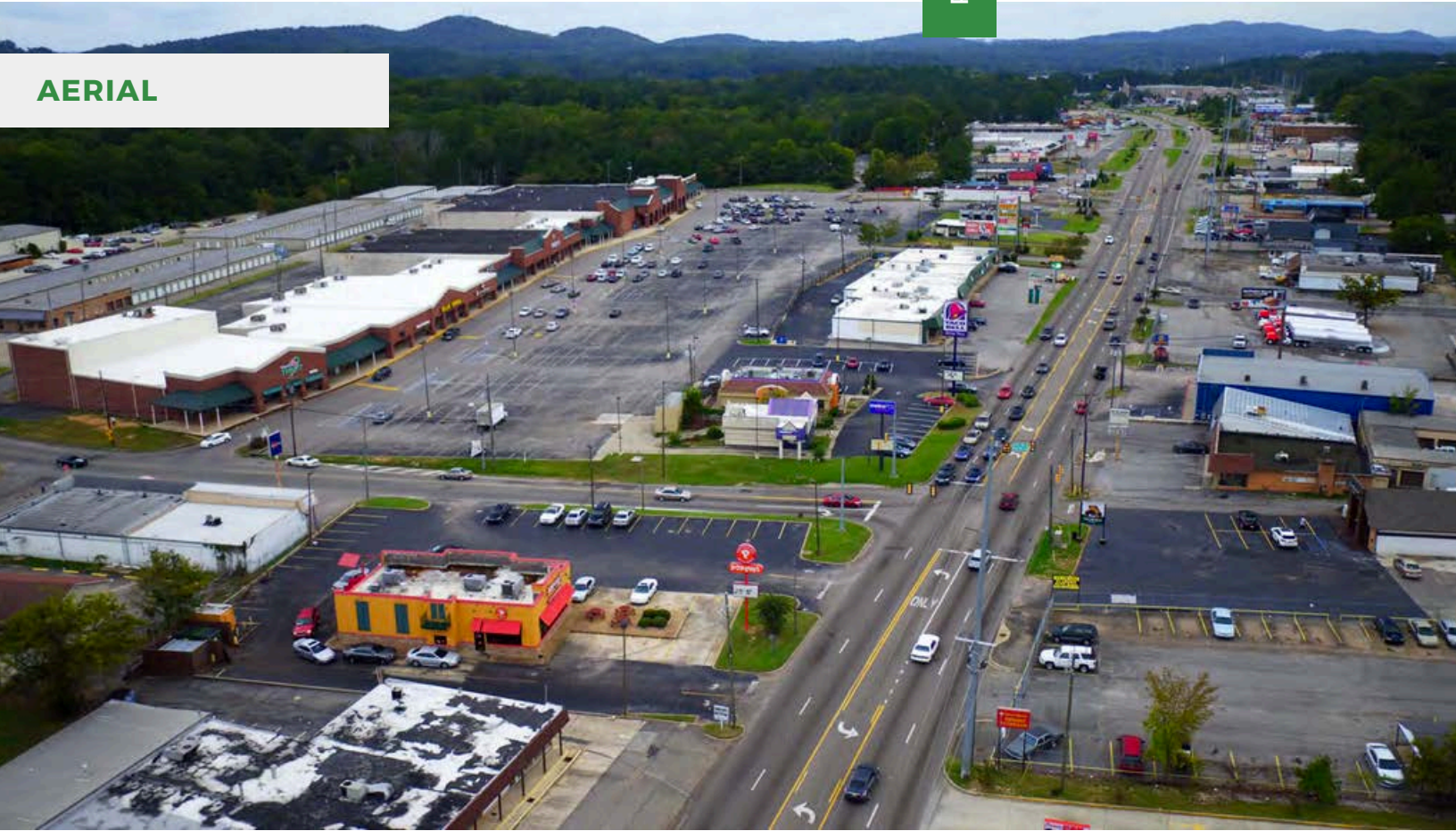
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## AERIAL



## QUICK FACTS

- 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

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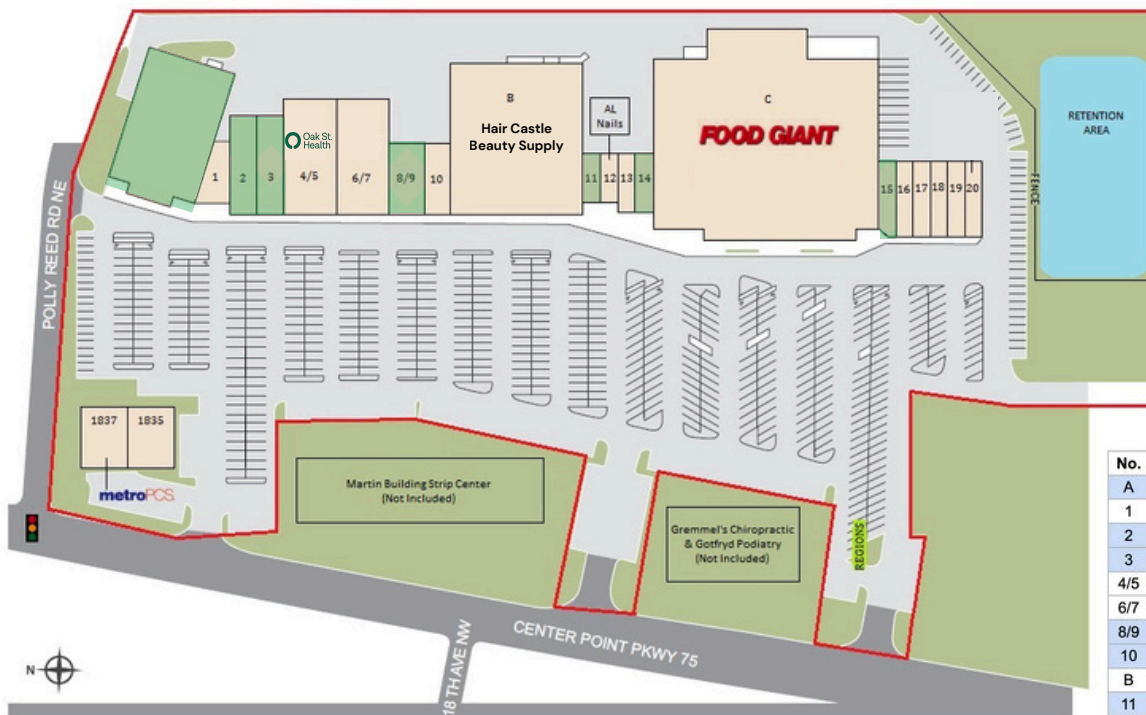
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## SITE PLAN



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	Cricket Wireless	1,400
14	AVAILABLE	1,400
C	Food Giant	54,172
15	AVAILABLE	1,400
16	EZ Comm	1,400
17	Wing It	1,400
18	Covington Credit of AL	1,400
19	Security Finance Corp of AL	1,400
20	Cigar Bar	1,400
OUT	Metro PCS	818
OUT	B&W Philly Steaks	1,984
ATM	Regions Bank	NA

Virtual Tour



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,594	56,924	92,537
2010 Population	9,623	57,887	94,334
2021 Population	9,579	57,239	93,793
2026 Population	9,577	57,128	93,847
2000-2010 Annual Rate	0.03%	0.17%	0.19%
2010-2021 Annual Rate	-0.04%	-0.10%	-0.05%
2021-2026 Annual Rate	0.00%	-0.04%	0.01%
2021 Male Population	46.0%	45.9%	46.3%
2021 Female Population	54.0%	54.1%	53.7%
2021 Median Age	33.9	35.7	37.7

In the identified area, the current year population is 93,793. In 2010, the Census count in the area was 94,334. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 93,847 representing a change of 0.01% annually from 2021 to 2026. Currently, the population is 46.3% male and 53.7% female.

### Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	24.1%	28.3%	39.2%
2021 Black Alone	70.3%	67.0%	55.7%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	0.4%	0.6%	0.9%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	3.7%	2.2%	2.2%
2021 Two or More Races	1.4%	1.7%	1.7%
2021 Hispanic Origin (Any Race)	6.0%	3.7%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	38	49	60
2000 Households	3,945	22,255	36,104
2010 Households	3,686	22,173	36,639
2021 Total Households	3,617	21,901	36,556
2026 Total Households	3,603	21,843	36,578
2000-2010 Annual Rate	-0.68%	-0.04%	0.15%
2010-2021 Annual Rate	-0.17%	-0.11%	-0.02%
2021-2026 Annual Rate	-0.08%	-0.05%	0.01%
2021 Average Household Size	2.62	2.60	2.55

The household count in this area has changed from 36,639 in 2010 to 36,556 in the current year, a change of -0.02% annually. The five-year projection of households is 36,578, a change of 0.01% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2010. The number of families in the current year is 24,928 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	10.5%	11.7%	11.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$37,707	\$46,056	\$50,578
2026 Median Household Income	\$40,084	\$51,613	\$54,951
2021-2026 Annual Rate	1.23%	2.30%	1.67%
<b>Average Household Income</b>			
2021 Average Household Income	\$52,988	\$60,180	\$65,372
2026 Average Household Income	\$59,374	\$68,518	\$74,226
2021-2026 Annual Rate	2.30%	2.63%	2.57%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$19,897	\$23,017	\$25,318
2026 Per Capita Income	\$22,220	\$26,188	\$28,740
2021-2026 Annual Rate	2.23%	2.61%	2.57%

### Households by Income

Current median household income is \$50,578 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,951 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$65,372 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,226 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,318 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,740 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	230	209	205
2000 Total Housing Units	4,246	23,602	38,351
2000 Owner Occupied Housing Units	2,347	16,003	27,353
2000 Renter Occupied Housing Units	1,598	6,251	8,751
2000 Vacant Housing Units	301	1,348	2,247
2010 Total Housing Units	4,335	24,807	40,675
2010 Owner Occupied Housing Units	2,106	14,929	25,764
2010 Renter Occupied Housing Units	1,580	7,244	10,875
2010 Vacant Housing Units	649	2,634	4,036
2021 Total Housing Units	4,367	25,072	41,206
2021 Owner Occupied Housing Units	1,958	14,151	24,755
2021 Renter Occupied Housing Units	1,659	7,750	11,801
2021 Vacant Housing Units	750	3,171	4,650
2026 Total Housing Units	4,374	25,141	41,363
2026 Owner Occupied Housing Units	1,992	14,345	25,072
2026 Renter Occupied Housing Units	1,611	7,498	11,506
2026 Vacant Housing Units	771	3,298	4,785

Currently, 60.1% of the 41,206 housing units in the area are owner occupied; 28.6%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,675 housing units in the area - 63.3% owner occupied, 26.7% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 0.58%. Median home value in the area is \$143,447, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.63% annually to \$188,643.

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