



Property located adjacent to
Signalized intersection of
3073 Hwy 431 & Main Street,
Roanoke, AL 36274

- GREAT INVESTMENT OPPORTUNITY**
- 86,979 Square Foot Neighborhood Retail Center with National Tenants
 - Frontage on the busy US Highway 431
 - Excellent Visibility on Main Area Thoroughfare
 - Anchor Tenants include Tractor Supply Co, Hibbett Sport, and Badcock Furniture
 - Large Parking Field with Great Access
 - Rapidly Growing Area



Outparcels – Bonner Point Shopping Center | Roanoke, AL

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PHOTOS, MAP & AERIALS

Maps and additional aerials are provided by Google Maps and ESRI. Photos are representative only and are subject to change without notice.

BROKER DISCLOSURE

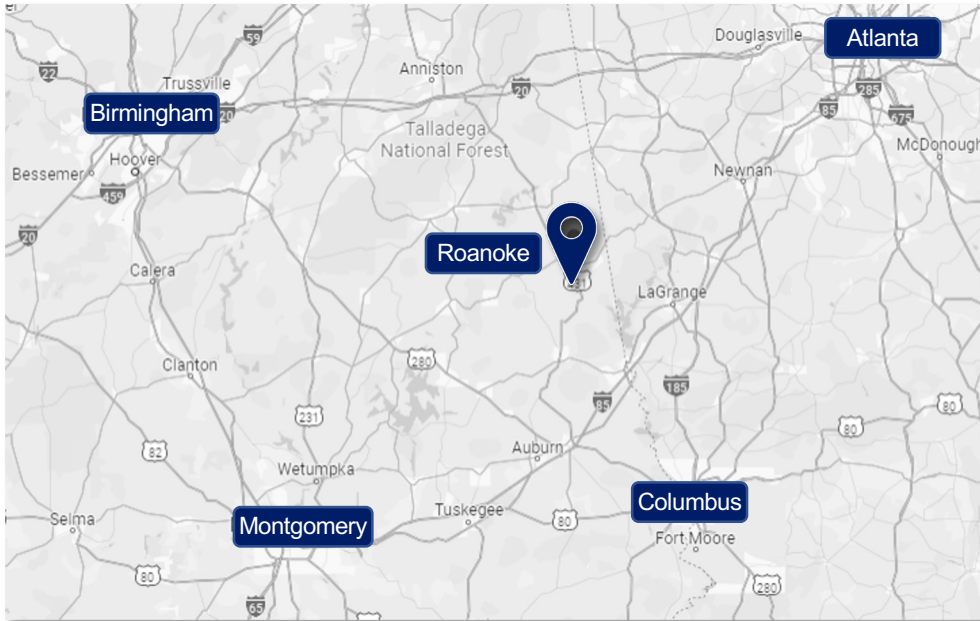
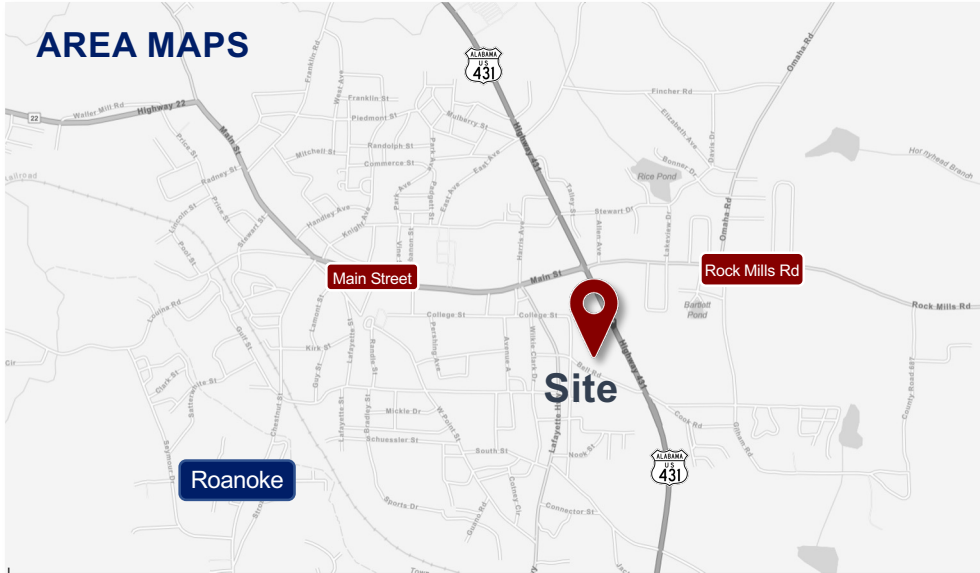
Broker has an interest in the ownership entity.

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Outparcels – Bonner Point Shopping Center | Roanoke, AL



INVESTMENT SUMMARY

Address	3073 Highway 431 Roanoke, AL 36274
Parcel #	#3 (0.46 Acre / 20,138 SF)
Price for Parcel #3	\$175,000
Parcel #	#4 (0.84 Acre / 36,606 SF)
Price for Parcel #4	\$250,000
County	Randolph
Zoning	Commercial/Retail
Approved For	Retail / Commercial
Utilities to Site	Water, Sewer, Electric, Gas
Traffic Counts	±12,000 VPD on US 431

- Bonner's Point is an approx. 87,000 SF neighborhood retail center located in Roanoke, Alabama and is positioned directly off of the full access US Highway 431, less than 10 miles from the Georgia state line.
- Bonner's Point is home to national retail tenants including Tractor Supply Co., Hibbett Sports, and Badcock Furniture.

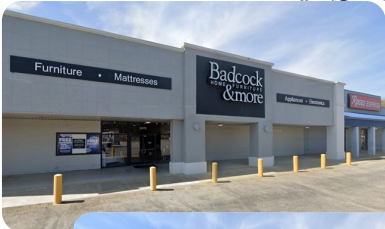
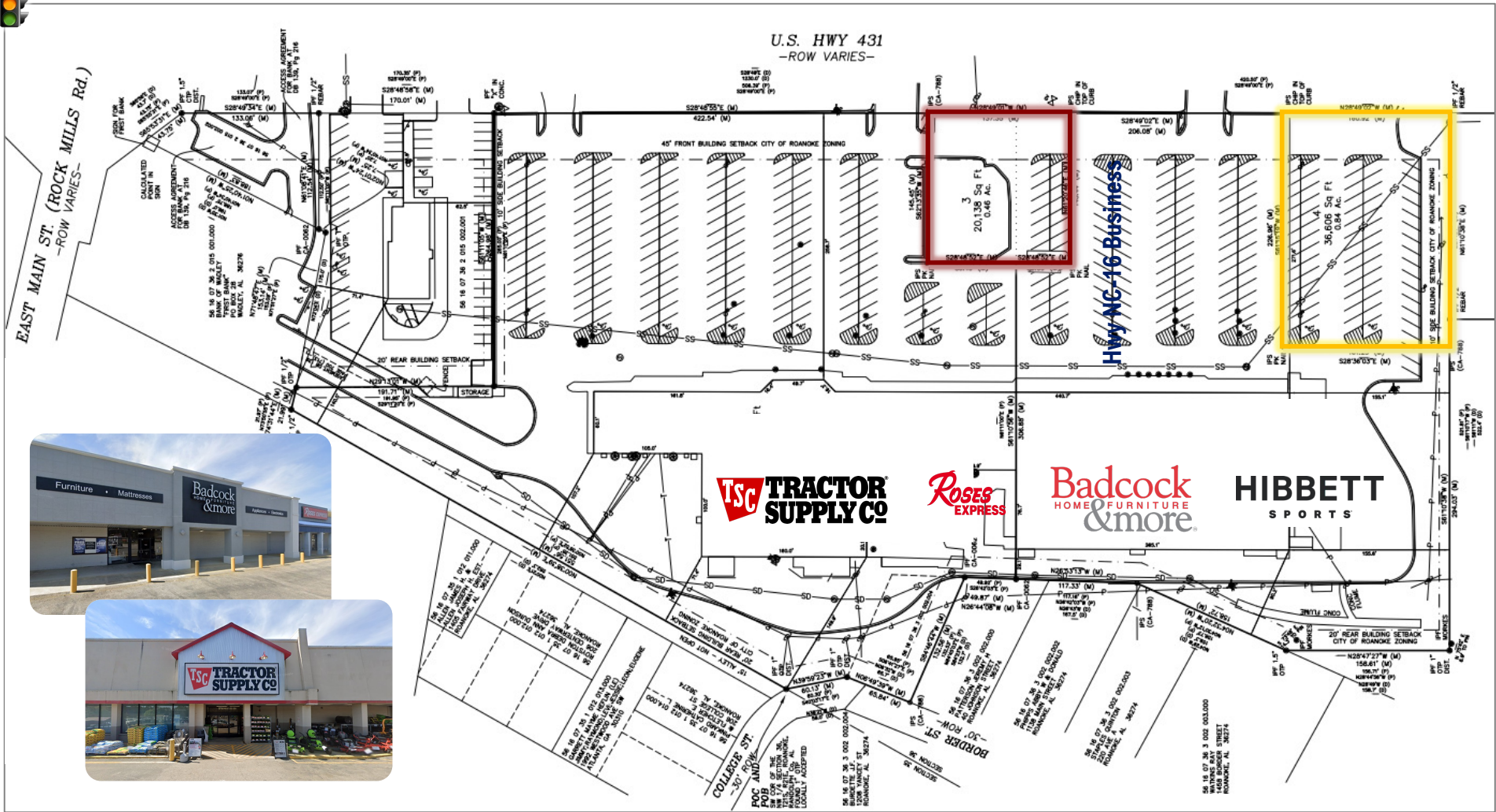


The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.

 Parcel #3
0.46 Acre

 Parcel #4
.084 Acre

US Highway 431



KEY FACTS

5-Mile
Radius



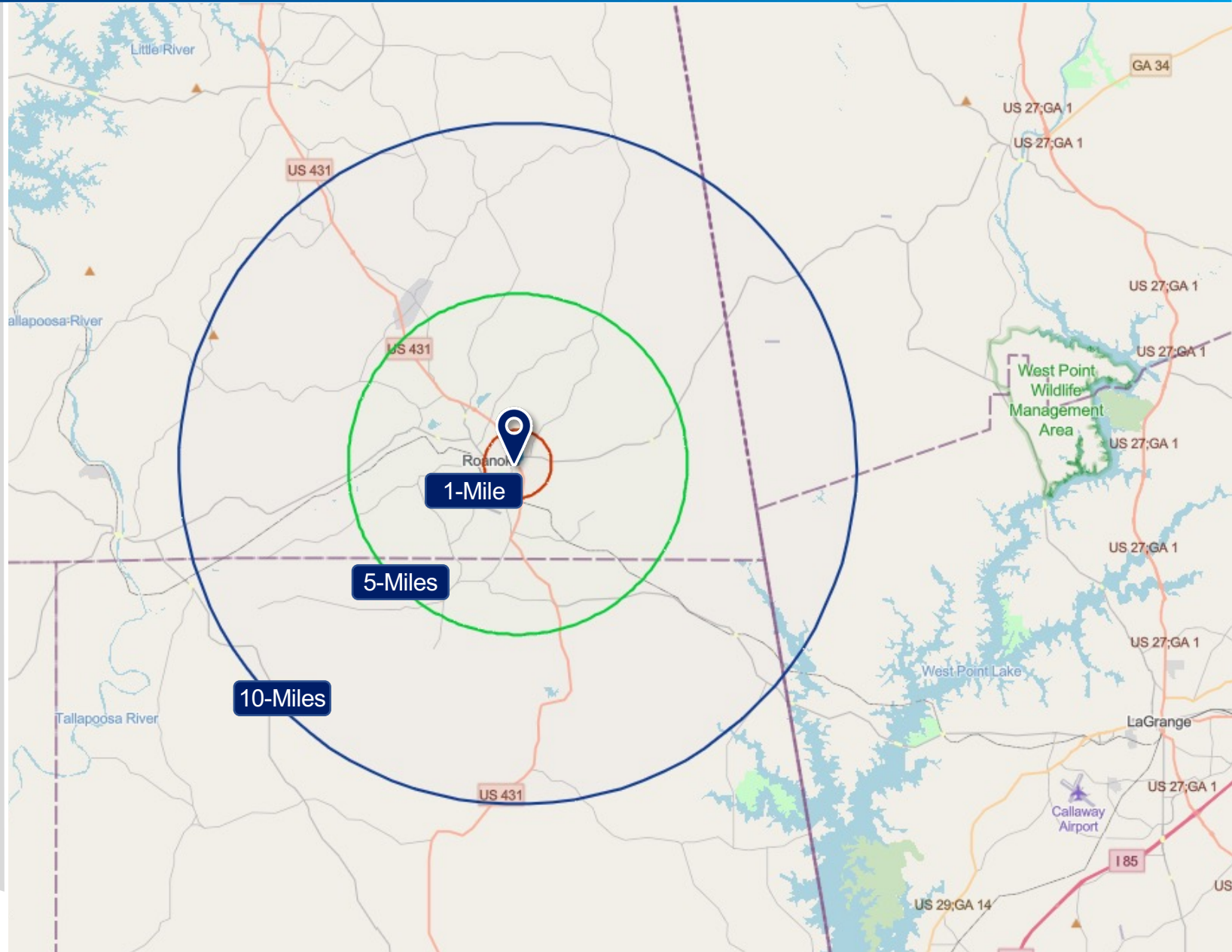
8,167
Daytime
Population



2.4
Average
Household Size



\$43,074
Median Home
Value



KEY FACTS

5-Mile Radius



7,895
2023
Population



3,234
2023
Households



43
Median Age



	1 mile	5 miles	10 miles
Population			
2010 Population	2,653	8,919	13,675
2020 Population	2,245	7,988	12,496
2023 Population	2,234	7,895	12,329
2028 Population	2,230	7,866	12,243
2010-2020 Annual Rate	-1.66%	-1.10%	-0.90%
2020-2023 Annual Rate	-0.15%	-0.36%	-0.41%
2023-2028 Annual Rate	-0.04%	-0.07%	-0.14%
2020 Male Population	45.0%	46.8%	47.8%
2020 Female Population	55.0%	53.2%	52.2%
2020 Median Age	40.4	42.2	43.7
2023 Male Population	45.7%	46.8%	48.1%
2023 Female Population	54.3%	53.2%	51.9%
2023 Median Age	39.8	41.7	43.0

In the identified area, the current year population is 12,329. In 2020, the Census count in the area was 12,496. The rate of change since 2020 was -0.41% annually. The five-year projection for the population in the area is 12,243 representing a change of -0.14% annually from 2023 to 2028. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	54.2%	63.5%	69.2%
2023 Black Alone	40.0%	31.0%	25.4%
2023 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2023 Asian Alone	0.9%	0.7%	0.6%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.1%	1.0%	1.0%
2023 Two or More Races	3.7%	3.6%	3.6%
2023 Hispanic Origin (Any Race)	1.7%	1.6%	1.8%

Persons of Hispanic origin represent 1.8% of the population in the identified area compared to 19.4% 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 47.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	37	48	47
2010 Households	1,115	3,533	5,449
2020 Households	974	3,215	5,055
2023 Households	979	3,234	5,040
2028 Households	988	3,259	5,058
2010-2020 Annual Rate	-1.34%	-0.94%	-0.75%
2020-2023 Annual Rate	0.16%	0.18%	-0.09%
2023-2028 Annual Rate	0.18%	0.15%	0.07%
2023 Average Household Size	2.23	2.39	2.41

KEY FACTS

5-Mile
Radius



\$43,074
Median
Household
Income



\$64,578
Average
Household
Income



2,354
Owner Occupied
Housing



	1 mile	5 miles	10 miles
Mortgage Income			
2023 Percent of Income for Mortgage	23.6%	21.1%	20.5%
Median Household Income			
2023 Median Household Income	\$39,873	\$43,074	\$44,819
2028 Median Household Income	\$45,463	\$48,409	\$50,413
2023-2028 Annual Rate	2.66%	2.36%	2.38%
Average Household Income			
2023 Average Household Income	\$55,713	\$64,578	\$63,896
2028 Average Household Income	\$61,079	\$71,074	\$70,844
2023-2028 Annual Rate	1.86%	1.94%	2.09%
Per Capita Income			
2023 Per Capita Income	\$23,642	\$26,598	\$26,177
2028 Per Capita Income	\$26,174	\$29,600	\$29,324
2023-2028 Annual Rate	2.06%	2.16%	2.30%
GINI Index			
2023 Gini Index	42.5	45.4	43.6
Households by Income			
Current median household income is \$44,819 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$50,413 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$63,896 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$70,844 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$26,177 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$29,324 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	112	126	129
2010 Total Housing Units	1,306	4,119	6,462
2010 Owner Occupied Housing Units	633	2,323	3,890
2010 Renter Occupied Housing Units	482	1,210	1,559
2010 Vacant Housing Units	191	586	1,013
2020 Total Housing Units	1,267	4,030	6,321
2020 Owner Occupied Housing Units	560	2,135	3,638
2020 Renter Occupied Housing Units	414	1,080	1,417
2020 Vacant Housing Units	287	831	1,286
2023 Total Housing Units	1,288	4,098	6,397
2023 Owner Occupied Housing Units	625	2,354	3,867
2023 Renter Occupied Housing Units	354	880	1,173
2023 Vacant Housing Units	309	864	1,357
2028 Total Housing Units	1,300	4,137	6,437
2028 Owner Occupied Housing Units	637	2,386	3,898
2028 Renter Occupied Housing Units	351	873	1,160
2028 Vacant Housing Units	312	878	1,379
Socioeconomic Status Index			
2023 Socioeconomic Status Index	39.4	40.7	42.5

