

2,600 - 5,200 SF FOR LEASE

THE SHOPPES AT LETSON FARMS - OUTPARCELS

4750 EASTERN VALLEY RD, MCCALLA, AL 35111

PROPERTY FOR LEASE



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

205.823.3030

www.TheRetailCompanies.com



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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SITE PLAN



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AERIAL TOUR



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AERIAL



QUICK FACTS

- Outparcels available in front of Piggly Wiggly grocery-anchored shopping center across the interstate from Tannehill Promenade
- Nearby Tannehill Promenade (anchored by Target and Publix, T.J. Maxx, Ross Dress for Less, PetSmart, Michaels, Five Below)
- Future Home of UAB Medical West (Hospital) nearby this site
- Located at popular Exit 1 off I-459, a major thoroughfare between Birmingham and Tuscaloosa

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	575	9,235	25,358
2010 Population	1,555	12,967	30,047
2020 Population	1,676	14,365	31,169
2025 Population	1,762	14,859	31,624
2000-2010 Annual Rate	10.46%	3.45%	1.71%
2010-2020 Annual Rate	0.73%	1.00%	0.36%
2020-2025 Annual Rate	1.01%	0.68%	0.29%
2020 Male Population	48.0%	47.7%	47.8%
2020 Female Population	52.0%	52.3%	52.2%
2020 Median Age	38.0	40.4	40.8

In the identified area, the current year population is 31,169. In 2010, the Census count in the area was 30,047. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 31,624 representing a change of 0.29% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	60.4%	54.2%	48.8%
2020 Black Alone	34.9%	41.2%	46.6%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	1.8%	0.9%	0.9%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	1.2%	2.0%	2.2%
2020 Two or More Races	1.4%	1.4%	1.3%
2020 Hispanic Origin (Any Race)	2.1%	2.9%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.8% 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 57.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	113	101	82
2000 Households	233	3,344	9,738
2010 Households	653	5,033	11,807
2020 Total Households	700	5,614	12,276
2025 Total Households	737	5,817	12,451
2000-2010 Annual Rate	10.86%	4.17%	1.95%
2010-2020 Annual Rate	0.68%	1.07%	0.38%
2020-2025 Annual Rate	1.04%	0.71%	0.28%
2020 Average Household Size	2.39	2.51	2.52

The household count in this area has changed from 11,807 in 2010 to 12,276 in the current year, a change of 0.38% annually. The five-year projection of households is 12,451, a change of 0.28% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 8,672 in the specified area.

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DEMOGRAPHICS

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Mortgage Income			
2020 Percent of Income for Mortgage	8.9%	10.2%	11.9%
Median Household Income			
2020 Median Household Income	\$88,950	\$76,480	\$62,688
2025 Median Household Income	\$96,563	\$80,871	\$68,430
2020-2025 Annual Rate	1.66%	1.12%	1.77%
Average Household Income			
2020 Average Household Income	\$101,385	\$90,193	\$77,949
2025 Average Household Income	\$113,301	\$100,320	\$86,672
2020-2025 Annual Rate	2.25%	2.15%	2.14%
Per Capita Income			
2020 Per Capita Income	\$40,734	\$35,595	\$30,800
2025 Per Capita Income	\$45,637	\$39,598	\$34,214
2020-2025 Annual Rate	2.30%	2.15%	2.12%

Households by Income

Current median household income is \$62,688 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$68,430 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$77,949 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,672 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,800 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,214 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	276	240	204
2000 Total Housing Units	248	3,559	10,499
2000 Owner Occupied Housing Units	194	2,500	7,159
2000 Renter Occupied Housing Units	39	844	2,579
2000 Vacant Housing Units	15	215	761
2010 Total Housing Units	695	5,420	13,025
2010 Owner Occupied Housing Units	597	4,188	9,015
2010 Renter Occupied Housing Units	56	845	2,792
2010 Vacant Housing Units	42	387	1,218
2020 Total Housing Units	728	5,958	13,644
2020 Owner Occupied Housing Units	634	4,641	9,240
2020 Renter Occupied Housing Units	66	974	3,035
2020 Vacant Housing Units	28	344	1,368
2025 Total Housing Units	761	6,138	13,868
2025 Owner Occupied Housing Units	667	4,811	9,396
2025 Renter Occupied Housing Units	70	1,006	3,055
2025 Vacant Housing Units	24	321	1,417

Currently, 67.7% of the 13,644 housing units in the area are owner occupied; 22.2%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 13,025 housing units in the area - 69.2% owner occupied, 21.4% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 2.08%. Median home value in the area is \$179,193, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.06% annually to \$188,862.

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