

+/- 3,000 SF OUTPARCEL BLDG
 +/- 0.45 ACRES

TOWNS CENTER PLAZA - OUTPARCEL

997 2ND AVE E, ONEONTA, AL 35121

GROUND LEASE /
 BUILD TO SUIT



205.823.3030
 www.TheRetailCompanies.com

SITE PLAN

Townes Center Plaza 939 2nd Ave E, Oneonta, AL 35121		
SUITE	TENANT	SF
A	IGA Grocery	21,550
B	Farmer's Furniture	13,000
C	E & C Treasures	7,000
D	La Hacienda Mexican Grill	3,000
E	Blount County Tactical	2,400
F	Blount Tax Service	1,500
G	Mid-South Vac	1,000
OP1	Available (Ground Lease / BTS)	
OP2	Title Cash	1,200
OP3	Domino's	1,500
OP4	Tobacco Express	1,000

NOT A PART



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CALL FOR PRICING

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Outparcel to Grocery-Anchored Center

+/- 3,000 SF BUILDING
+/- 0.45 Acres



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MARKET AERIAL



QUICK FACTS

- Grocery anchored outparcel available for ground lease or build to suit.
- Lighted intersection with ample parking and a diversified tenant mix
- Located in front of one of only two grocery stores in the Oneonta market

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	2,673	7,373	11,058
2020 Population	2,919	7,771	11,485
2023 Population	2,935	7,776	11,484
2028 Population	2,950	7,732	11,426
2010-2020 Annual Rate	0.88%	0.53%	0.38%
2020-2023 Annual Rate	0.17%	0.02%	0.00%
2023-2028 Annual Rate	0.10%	-0.11%	-0.10%
2023 Male Population	48.5%	49.5%	49.8%
2023 Female Population	51.5%	50.5%	50.2%
2023 Median Age	46.2	42.7	42.1

In the identified area, the current year population is 11,484. In 2020, the Census count in the area was 11,485. The rate of change since 2020 was 0.00% annually. The five-year projection for the population in the area is 11,426 representing a change of -0.10% annually from 2023 to 2028. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.1.

Race and Ethnicity

	1 mile	3 miles	5 miles
2023 White Alone	74.7%	72.2%	74.3%
2023 Black Alone	4.3%	5.2%	4.0%
2023 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2023 Asian Alone	1.0%	0.8%	0.6%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	10.7%	12.1%	12.0%
2023 Two or More Races	8.3%	8.8%	8.4%
2023 Hispanic Origin (Any Race)	17.3%	20.0%	19.4%

Persons of Hispanic origin represent 19.4% 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 60.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2023 Wealth Index	86	64	61
2010 Households	1,010	2,805	4,111
2020 Households	1,072	2,932	4,275
2023 Households	1,090	2,946	4,304
2028 Households	1,103	2,950	4,317
2010-2020 Annual Rate	0.60%	0.44%	0.39%
2020-2023 Annual Rate	0.51%	0.15%	0.21%
2023-2028 Annual Rate	0.24%	0.03%	0.06%
2023 Average Household Size	2.49	2.49	2.55

The household count in this area has changed from 4,275 in 2020 to 4,304 in the current year, a change of 0.21% annually. The five-year projection of households is 4,317, a change of 0.06% annually from the current year total. Average household size is currently 2.55, compared to 2.57 in the year 2020. The number of families in the current year is 2,872 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	22.1%	21.3%	19.9%
Median Household Income			
2023 Median Household Income	\$55,538	\$52,518	\$52,256
2028 Median Household Income	\$64,338	\$57,206	\$56,708
2023-2028 Annual Rate	2.99%	1.72%	1.65%
Average Household Income			
2023 Average Household Income	\$95,474	\$80,085	\$77,930
2028 Average Household Income	\$110,830	\$91,529	\$88,878
2023-2028 Annual Rate	3.03%	2.71%	2.66%
Per Capita Income			
2023 Per Capita Income	\$35,698	\$30,361	\$29,594
2028 Per Capita Income	\$41,667	\$34,942	\$34,005
2023-2028 Annual Rate	3.14%	2.85%	2.82%
GINI Index			
2023 Gini Index	47.7	45.7	44.5

Households by Income

Current median household income is \$52,256 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$56,708 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$77,930 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$88,878 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,594 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,005 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	120	124	133
2010 Total Housing Units	1,138	3,107	4,550
2010 Owner Occupied Housing Units	621	1,804	2,827
2010 Renter Occupied Housing Units	390	1,001	1,284
2010 Vacant Housing Units	128	302	439
2020 Total Housing Units	1,193	3,218	4,695
2020 Vacant Housing Units	121	286	420
2023 Total Housing Units	1,213	3,243	4,737
2023 Owner Occupied Housing Units	673	1,716	2,730
2023 Renter Occupied Housing Units	417	1,230	1,574
2023 Vacant Housing Units	123	297	433
2028 Total Housing Units	1,225	3,260	4,764
2028 Owner Occupied Housing Units	690	1,741	2,770
2028 Renter Occupied Housing Units	413	1,208	1,547
2028 Vacant Housing Units	122	310	447
Socioeconomic Status Index			
2023 Socioeconomic Status Index	50.4	49.1	47.2

Currently, 57.6% of the 4,737 housing units in the area are owner occupied; 33.2%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 4,695 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.27%. Median home value in the area is \$172,917, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.26% annually to \$184,044.

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