

3,832 SF FOR LEASE

CALERA FREESTANDING BUILDING

80 COUNTY RD 304 CALERA, AL 35040

PROPERTY FOR LEASE



205.823.3030
TheRetailCompanies.com

PROPERTY PHOTOS



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

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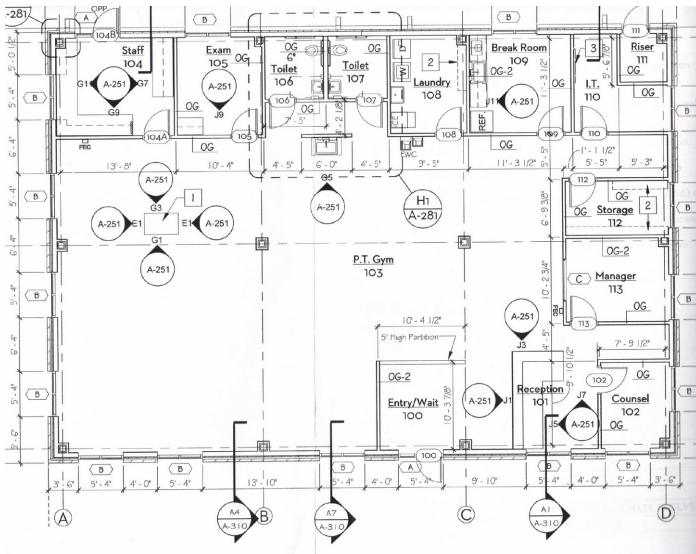


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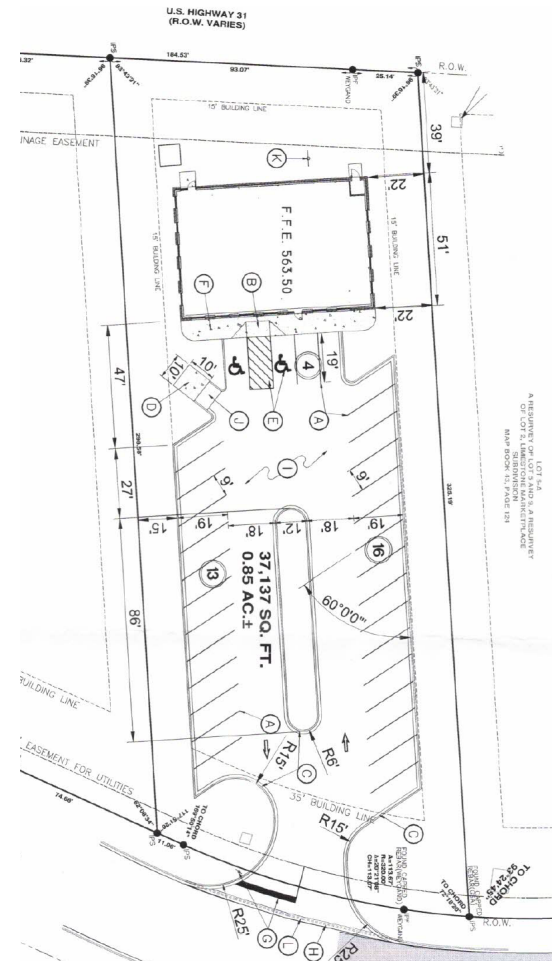
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SITE PLAN



QUICK FACTS

- Freestanding building on Hwy 31 across from Walmart Supercenter
- Co-tenancy with Chick-fil-A, Zaxby's, Sonic Drive-In, American Family Care, and others
- Access to the first traffic signal from Interstate 65; shared with Walmart
- Ample parking with pylon signage on Hwy 31



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AERIAL



TRAFFIC COUNTS

- 52,422 VPD (I-65)
- 19,820 VPD (Highway 31)

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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	410	4,345	4,865
2010 Population	608	9,948	7,798
2021 Population	824	12,131	9,448
2026 Population	926	13,132	10,260
2000-2010 Annual Rate	4.02%	8.64%	4.83%
2010-2021 Annual Rate	2.74%	1.78%	1.72%
2021-2026 Annual Rate	2.36%	1.60%	1.66%
2021 Male Population	50.1%	48.8%	48.7%
2021 Female Population	49.9%	51.1%	51.3%
2021 Median Age	35.1	36.7	38.0

In the identified area, the current year population is 9,448. In 2010, the Census count in the area was 7,798. The rate of change since 2010 was 1.72% annually. The five-year projection for the population in the area is 10,260 representing a change of 1.66% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	74.2%	70.1%	73.6%
2021 Black Alone	17.5%	22.9%	21.0%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2021 Asian Alone	0.4%	0.7%	0.5%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	6.2%	3.7%	2.8%
2021 Two or More Races	1.5%	2.2%	1.9%
2021 Hispanic Origin (Any Race)	9.3%	7.0%	5.3%

Persons of Hispanic origin represent 5.3% 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 47.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	56	60	67
2000 Households	164	1,630	1,802
2010 Households	248	3,921	2,909
2021 Total Households	338	4,812	3,547
2026 Total Households	381	5,220	3,861
2000-2010 Annual Rate	4.22%	9.17%	4.91%
2010-2021 Annual Rate	2.79%	1.84%	1.78%
2021-2026 Annual Rate	2.42%	1.64%	1.71%
2021 Average Household Size	2.44	2.52	2.65

The household count in this area has changed from 2,909 in 2010 to 3,547 in the current year, a change of 1.78% annually. The five-year projection of households is 3,861, a change of 1.71% annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2010. The number of families in the current year is 2,549 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	12.1%	11.4%	12.3%
Median Household Income			
2021 Median Household Income	\$59,101	\$62,477	\$63,455
2026 Median Household Income	\$63,795	\$69,409	\$70,592
2021-2026 Annual Rate	1.54%	2.13%	2.15%
Average Household Income			
2021 Average Household Income	\$68,049	\$72,849	\$74,496
2026 Average Household Income	\$76,257	\$81,816	\$83,477
2021-2026 Annual Rate	2.30%	2.35%	2.30%
Per Capita Income			
2021 Per Capita Income	\$27,015	\$27,965	\$28,560
2026 Per Capita Income	\$30,352	\$31,472	\$32,074
2021-2026 Annual Rate	2.36%	2.39%	2.35%

Current median household income is \$63,455 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$70,592 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$74,496 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$83,477 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,560 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,074 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	204	219	203
2000 Total Housing Units	186	1,796	1,945
2000 Owner Occupied Housing Units	149	1,412	1,441
2000 Renter Occupied Housing Units	15	218	362
2000 Vacant Housing Units	22	166	142
2010 Total Housing Units	274	4,272	3,186
2010 Owner Occupied Housing Units	192	3,299	2,301
2010 Renter Occupied Housing Units	56	622	608
2010 Vacant Housing Units	26	351	277
2021 Total Housing Units	367	5,275	3,902
2021 Owner Occupied Housing Units	283	4,208	2,949
2021 Renter Occupied Housing Units	55	604	599
2021 Vacant Housing Units	29	463	355
2026 Total Housing Units	414	5,726	4,250
2026 Owner Occupied Housing Units	321	4,594	3,233
2026 Renter Occupied Housing Units	60	626	628
2026 Vacant Housing Units	33	506	389

Currently, 75.6% of the 3,902 housing units in the area are owner occupied; 15.4%, renter occupied; and 9.1% 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 3,186 housing units in the area - 72.2% owner occupied, 19.1% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 9.43%. Median home value in the area is \$186,435, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.10% annually to \$217,226.

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