

HISTORIC DOWNTOWN COLUMBIANA

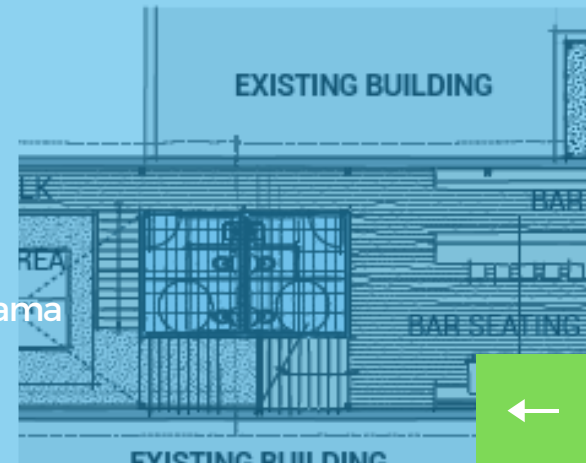
# McOakes Main Street Development

108 NORTH MAIN STREET  
COLUMBIANA, SHELBY COUNTY, ALABAMA

Prepared By



The Economic Development Coalition of Shelby County, Alabama





## Columbiana, Alabama | Market Overview

Columbiana is a quaint community conveniently located minutes from I-65 and US HWY 280 with several factors driving growth and investment within the City. In 2019, the Shelby County Arts Council, Shelby County Commission and City of Columbiana partnered to construct a \$10 million multi-use arts facility that hosts music and arts centric performances of all types. With a 216-seat black box theater, art gallery, studio space, multi-purpose outdoor pavilion and Grand Hall with seating capacity for 500, Old Mill Square is positioned to be an entertainment destination for central Alabama. Columbiana is also home to Lay Lake, which hosts numerous local, regional and national fishing tournaments throughout the year to include the most recent 2020 Basspro.com Bassmaster Eastern Open with 160+ anglers. Lewis Lakes Vineyards, part of the Alabama Wine Trail, is located minutes from downtown Columbiana and serves as another tourist destination within the City. Columbiana is also the County seat, which generates a large influx of daytime population, and inspired community leaders to pursue the Main Street Alabama designation in order to identify methods for further stimulating economic growth in the central business district. These revitalization efforts along with progressive leadership and high quality of life amenities have contributed to a renewed interest in the City resulting in two new housing developments and population growth.



**330**

New Homes to  
be Constructed  
by 2025



**10,563**

HWY 70  
VPD (ALDOT  
2019)



**Lay Lake**

7 Miles from  
Paradise Point  
Marina



**Old Mill Square**

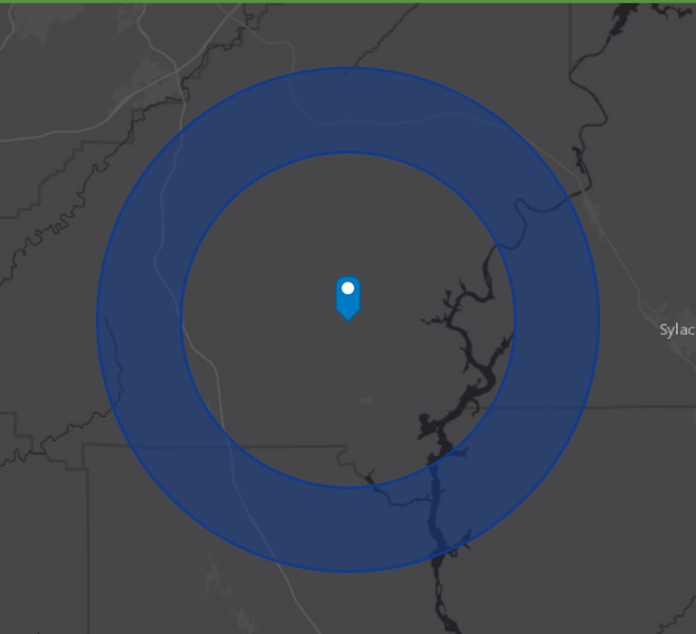
Multi-Use Arts Facility – 43%  
of Tickets Sold to Out of  
County/State Visitors



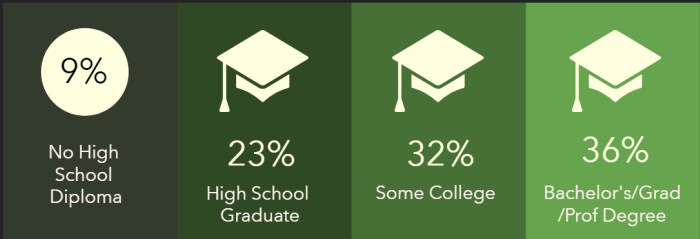
# 15 Mile Radius Market Demographics

## DEMOGRAPHIC PROFILE

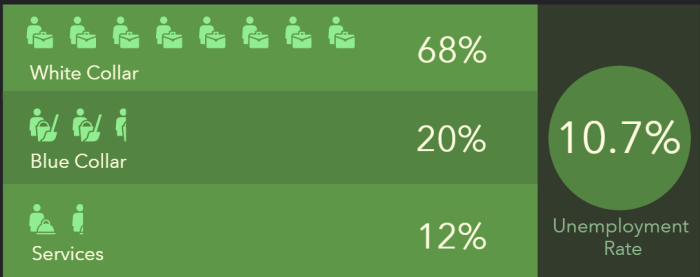
108 N Main St, Columbiana, Alabama, 35051  
 Ring band of 10 - 15 miles



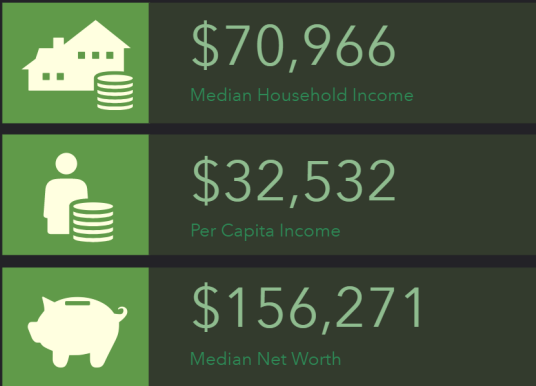
### EDUCATION



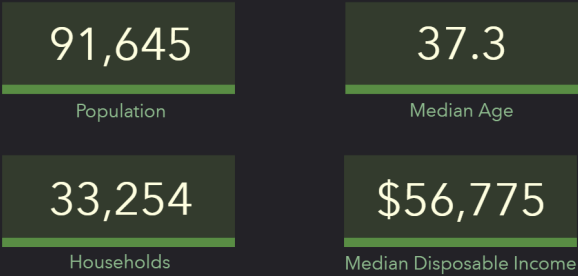
### EMPLOYMENT



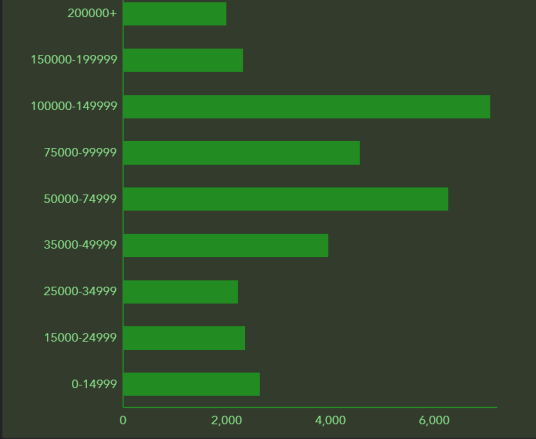
### INCOME



### KEY FACTS



### HOUSEHOLD INCOME (\$)



# 15 Mile Radius Tapestry Segmentation



## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

### Tapestry LifeMode

learn more...	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	2,904	8.73%	9.9%	88
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	14,447	43.44%	7.5%	580
GenXurban (L5)	772	2.32%	11.4%	20
Cozy Country Living (L6)	1,532	4.61%	12.0%	38
Ethnic Enclaves (L7)	4,536	13.64%	7.1%	193
Middle Ground (L8)	2,801	8.42%	10.9%	77
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	5,777	17.37%	8.2%	211
Midtown Singles (L11)	0	0.00%	6.2%	0
Hometown (L12)	221	0.66%	6.1%	11
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	244	0.73%	1.6%	46

### Key Facts



\$188,922  
Median Home Value



\$70,966  
Median HH Income

2.7

Home Value to  
Income Ratio

37.3  
Median Age

33,254  
Households

### Education



9%  
No HS Diploma



23%  
HS Graduate

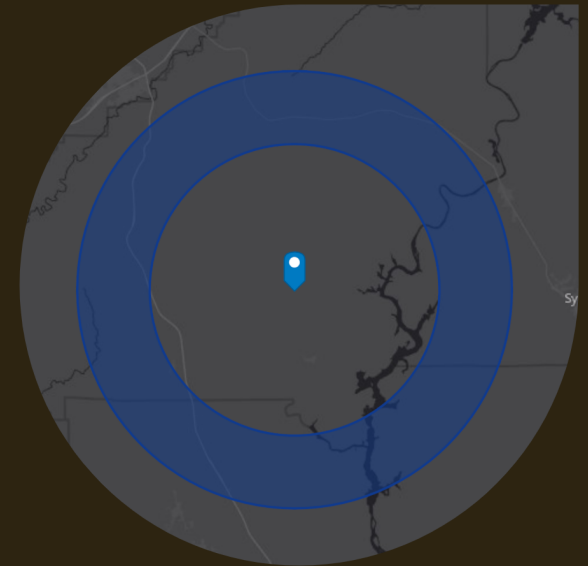


32%  
Some College

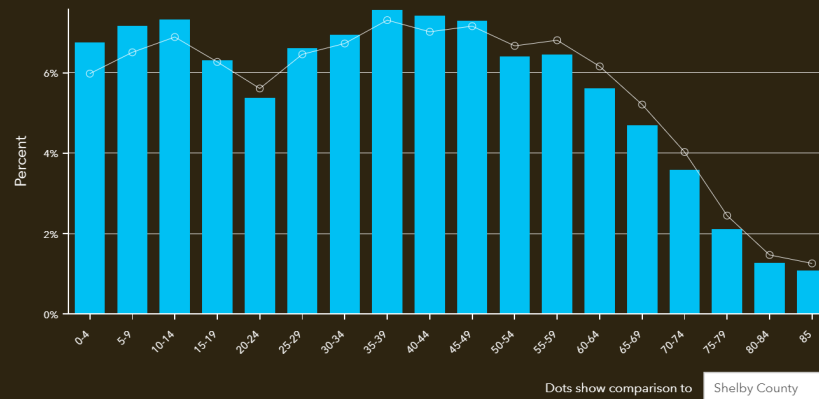


36%  
Degree or Higher

108 N Main St, Columbiana, Alabama, 35051



### Age Profile



### Households By Income

The largest group: \$100,000 - \$149,999 (21.2%)  
The smallest group: \$200,000+ (6%)

Indicator ▲	Value	Diff
<\$15,000	7.9%	-0.7%
\$15,000 - \$24,999	7%	+0.6%
\$25,000 - \$34,999	6.6%	+0.7%
\$35,000 - \$49,999	11.8%	-0.7%
\$50,000 - \$74,999	18.8%	+2.4%
\$75,000 - \$99,999	13.7%	+1.7%
\$100,000 - \$149,999	21.2%	-0.4%
\$150,000 - \$199,999	6.9%	-0.7%
\$200,000+	6%	-2.9%

### Tapestry Segments

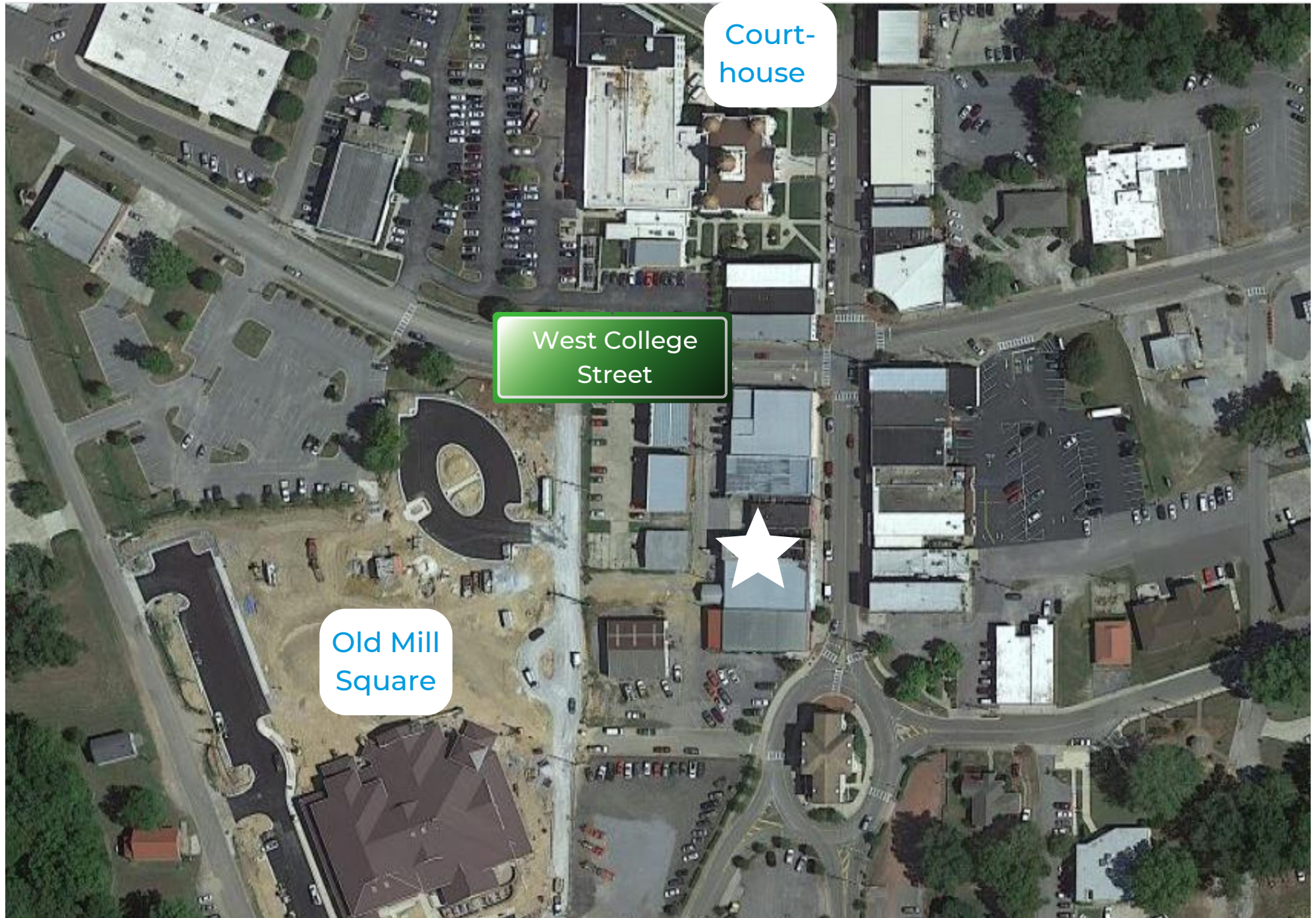
4A	<b>Soccer Moms</b> 10,556 households	<b>31.7%</b> of Households	▼
7A	<b>Up and Coming Families</b> 4,536 households	<b>13.6%</b> of Households	▼
4C	<b>Middleburg</b> 3,265 households	<b>9.8%</b> of Households	▼

This infographic contains data provided by Esri.  
The vintage of the data is 2020.  
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## Site Aerial





## Building Information

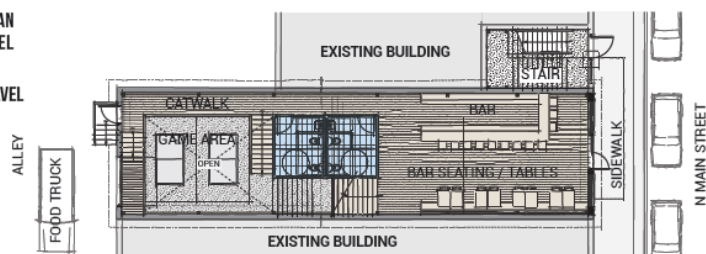
# FOR SALE OR LEASE / BUILD TO SUIT



SECTION / PERSPECTIVE  
FROM NORTH MAIN STREET

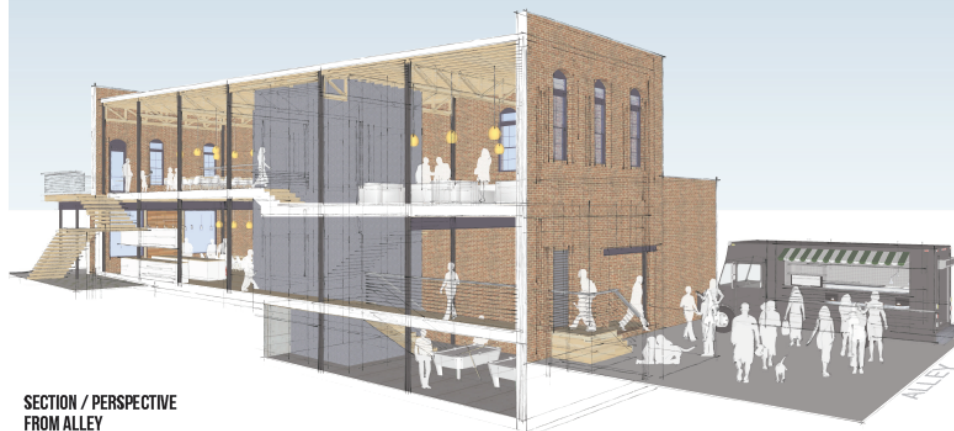
FLOOR PLAN  
MAIN LEVEL  
2,200 SF

LOWER LEVEL  
1,000 SF



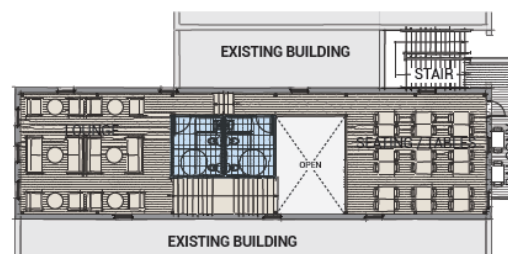
BUILDING AREA  
± 5,400 GSF

McOAKES DEVELOPMENT, LLC  
(205) 365 - 7679



SECTION / PERSPECTIVE  
FROM ALLEY

FLOOR PLAN  
UPPER LEVEL  
2,200 SF



## Downtown Columbiana's Next Great Destination

- 108 North Main Street, Columbiana, AL 35051
- Approximately 5,400 SF
- Available for lease, build-to-suit or sale
- Ideally suited for restaurant or micro-brewery
- Downtown Columbiana adjacent to Old Mill Square
- Located in an Opportunity Zone

Rob McLeroy  
rob@builtbyeagle.com  
205-365-7679



Melody Whitten  
mwhitten@58inc.org  
256-558-4747

