

FOR LEASE

## Former Rite Aid - Valleydale Road

4501 Valleydale Road | Birmingham, AL



## Overview

BUILDING SIZE	10,663 SF
LEASE END DATE	11/30/2025
RATE	Contact Broker



## Contact

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## Description

10,663 SF Former Rite Aid building with drive-thru. Nearby retail includes Publix, Walmart Supercenter, Walgreens and Dollar Tree. High visibility and desirable traffic counts.

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	3,440	35,731	103,842
Households	1,210	14,101	43,848
Average HH Income	\$146,575	\$110,716	\$102,099

Year: 2017 | Source: Esri

## Traffic Counts

Caldwell Mill Road, adjacent to Site	16,090 VPD
Caldwell Mill Road, N of Site	13,700 VPD
Valleydale Road, E of Site	19,110 VPD
Valleydale Road, W of Site	23,070 VPD

Year: 2016 | Source: ALDOT

SRS REAL ESTATE PARTNERS | 304 20th Street S, | Birmingham, AL 35233 | 205.259.2195

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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,123	28,483	83,084
2010 Population	3,241	33,537	98,539
2017 Population	3,440	35,731	103,842
2022 Population	3,617	37,444	108,202
2000-2010 Annual Rate	0.37%	1.65%	1.72%
2010-2017 Annual Rate	0.83%	0.88%	0.73%
2017-2022 Annual Rate	1.01%	0.94%	0.83%
2017 Male Population	49.3%	48.2%	48.2%
2017 Female Population	50.7%	51.8%	51.8%
2017 Median Age	46.4	40.6	37.2

In the identified area, the current year population is 103,842. In 2010, the Census count in the area was 98,539. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 108,202 representing a change of 0.83% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 46.4, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	93.3%	82.9%	74.9%
2017 Black Alone	2.9%	10.4%	15.1%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2017 Asian Alone	2.3%	3.4%	4.8%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.3%	1.7%	3.1%
2017 Two or More Races	1.0%	1.3%	1.7%
2017 Hispanic Origin (Any Race)	1.3%	3.8%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 18.1% 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 48.2 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	1,026	10,795	35,095
2010 Households	1,148	13,332	41,905
2017 Total Households	1,210	14,101	43,848
2022 Total Households	1,268	14,713	45,562
2000-2010 Annual Rate	1.13%	2.13%	1.79%
2010-2017 Annual Rate	0.73%	0.78%	0.63%
2017-2022 Annual Rate	0.94%	0.85%	0.77%
2017 Average Household Size	2.83	2.52	2.35

The household count in this area has changed from 41,905 in 2010 to 43,848 in the current year, a change of 0.63% annually. The five-year projection of households is 45,562, a change of 0.77% annually from the current year total. Average household size is currently 2.35, compared to 2.34 in the year 2010. The number of families in the current year is 26,503 in the specified area.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$114,524	\$82,427	\$71,225
2022 Median Household Income	\$116,106	\$88,276	\$79,467
2017-2022 Annual Rate	0.27%	1.38%	2.21%
<b>Average Household Income</b>			
2017 Average Household Income	\$146,575	\$110,716	\$102,099
2022 Average Household Income	\$157,344	\$121,925	\$113,781
2017-2022 Annual Rate	1.43%	1.95%	2.19%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$51,374	\$44,076	\$43,189
2022 Per Capita Income	\$55,003	\$48,358	\$47,975
2017-2022 Annual Rate	1.37%	1.87%	2.12%

## Households by Income

Current median household income is \$71,225 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$79,467 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$102,099 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$113,781 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$43,189 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$47,975 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	1,052	11,114	37,935
2000 Owner Occupied Housing Units	973	8,479	21,098
2000 Renter Occupied Housing Units	53	2,317	13,997
2000 Vacant Housing Units	26	318	2,840
2010 Total Housing Units	1,182	14,113	46,132
2010 Owner Occupied Housing Units	1,062	10,035	24,169
2010 Renter Occupied Housing Units	86	3,297	17,736
2010 Vacant Housing Units	34	781	4,227
2017 Total Housing Units	1,244	14,902	48,443
2017 Owner Occupied Housing Units	1,105	10,292	24,215
2017 Renter Occupied Housing Units	105	3,810	19,632
2017 Vacant Housing Units	34	801	4,595
2022 Total Housing Units	1,303	15,506	50,372
2022 Owner Occupied Housing Units	1,158	10,780	25,214
2022 Renter Occupied Housing Units	110	3,933	20,348
2022 Vacant Housing Units	35	793	4,810

Currently, 50.0% of the 48,443 housing units in the area are owner occupied; 40.5%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 46,132 housing units in the area - 52.4% owner occupied, 38.4% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 2.20%. Median home value in the area is \$288,455, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.59% annually to \$312,160.