1,500 - 2,211 SF FOR LEASE

ALABASTER RETAIL ACROSS FROM SHELBY BAPTIST MEDICAL CENTER

565 1ST ST NORTH ALABASTER, ALABAMA 35007

PROPERTY FOR LEASE

The Retail Companies
Real Estate Is Our Passion.

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.

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Bill Clements, CCIM
Bill@TheRetailCcompanies.com
205.823.3070

Real Estate Is Our Passion
1841 Montclaire Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM
Brooks@TheRetailCompanies.com
205.823.3080

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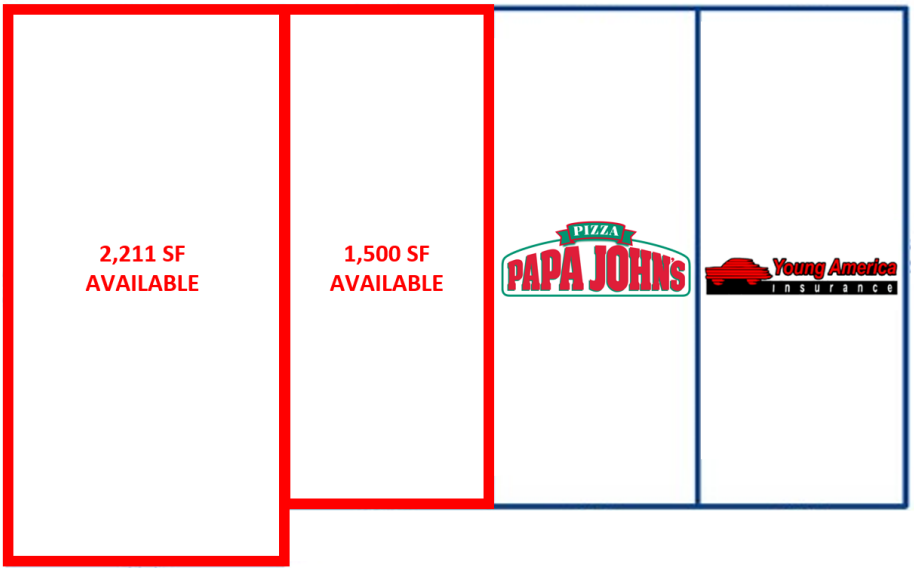
AERIAL & SITE PLAN

QUICK FACTS

- Excellent location across from Shelby Baptist Medical Center (the only hospital in Shelby County)
- Well-lit parking
- Full access from all directions
- Pylon signage can be made available

TRAFFIC COUNTS

- 26,696 vpd



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Shelby Baptist Medical Center
Brookwood Baptist Health.

Located in Alabaster, one of the fastest-growing communities in Alabama, Shelby Baptist Medical Center is equipped with 252 beds and treats more than 51,000 patients in the emergency department every year. Shelby Baptist offers advanced technology resources including a 3T MRI, robotic surgery, and a state-of-the-art cardiology suite, including an advanced hybrid operating room. Shelby Baptist offers a full range of services to meet the diverse needs of patients including fast, life-saving response times for patients with cardiac events or stroke; cardiology, including specialized surgical services; orthopedics, including rehabilitation; women's medical services; and psychiatric care.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,435	27,832	44,154
2010 Population	4,700	33,508	59,983
2020 Population	4,931	36,374	67,684
2025 Population	5,103	38,021	71,997
2000-2010 Annual Rate	0.58%	1.87%	3.11%
2010-2020 Annual Rate	0.47%	0.80%	1.19%
2020-2025 Annual Rate	0.69%	0.89%	1.24%
2020 Male Population	47.1%	48.4%	48.7%
2020 Female Population	53.0%	51.6%	51.3%
2020 Median Age	38.1	36.8	36.5

In the identified area, the current year population is 67,684. In 2010, the Census count in the area was 59,983. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 71,997 representing a change of 1.24% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	64.4%	76.8%	77.5%
2020 Black Alone	27.3%	15.7%	14.6%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2020 Asian Alone	1.1%	1.6%	1.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	4.2%	3.4%	3.9%
2020 Two or More Races	2.4%	2.1%	1.9%
2020 Hispanic Origin (Any Race)	8.7%	7.5%	7.9%

Persons of Hispanic origin represent 7.9% 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 46.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	57	87	93
2000 Households	1,541	10,190	16,302
2010 Households	1,621	12,254	21,742
2020 Total Households	1,696	13,216	24,225
2025 Total Households	1,755	13,800	25,687
2000-2010 Annual Rate	0.51%	1.86%	2.92%
2010-2020 Annual Rate	0.44%	0.74%	1.06%
2020-2025 Annual Rate	0.69%	0.87%	1.18%
2020 Average Household Size	2.74	2.73	2.78

The household count in this area has changed from 21,742 in 2010 to 24,225 in the current year, a change of 1.06% annually. The five-year projection of households is 25,687, a change of 1.18% annually from the current year total. Average household size is currently 2.78, compared to 2.74 in the year 2010. The number of families in the current year is 17,980 in the specified area.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.9%	10.3%	10.1%
Median Household Income			
2020 Median Household Income	$53,765	$69,384	$76,072
2025 Median Household Income	$58,477	$76,132	$82,146
2020-2025 Annual Rate	1.69%	1.87%	1.55%
Average Household Income			
2020 Average Household Income	$67,011	$85,220	$90,384
2025 Average Household Income	$75,003	$94,578	$100,640
2020-2025 Annual Rate	2.28%	2.11%	2.17%
Per Capita Income			
2020 Per Capita Income	$22,979	$30,836	$32,402
2025 Per Capita Income	$25,712	$34,176	$35,960
2020-2025 Annual Rate	2.27%	2.08%	2.11%
Households by Income			

Current median household income is $76,072 in the area, compared to $62,203 for all U.S. households. Median household income is projected to be $82,146 in five years, compared to $67,325 for all U.S. households

Current average household income is $90,384 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $100,640 in five years, compared to $99,510 for all U.S. households

Current per capita income is $32,402 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $35,960 in five years, compared to $37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	209	241	246
2000 Total Housing Units	1,648	10,648	17,138
2000 Owner Occupied Housing Units	1,234	8,808	14,321
2000 Renter Occupied Housing Units	308	1,382	1,981
2000 Vacant Housing Units	106	458	836
2010 Total Housing Units	1,796	12,988	23,013
2010 Owner Occupied Housing Units	1,290	10,434	18,791
2010 Renter Occupied Housing Units	331	1,820	2,951
2010 Vacant Housing Units	175	734	1,271
2020 Total Housing Units	1,896	14,117	25,873
2020 Owner Occupied Housing Units	1,378	11,385	21,172
2020 Renter Occupied Housing Units	318	1,831	3,053
2020 Vacant Housing Units	200	901	1,648
2025 Total Housing Units	1,969	14,774	27,494
2025 Owner Occupied Housing Units	1,418	11,865	22,441
2025 Renter Occupied Housing Units	338	1,934	3,245
2025 Vacant Housing Units	214	974	1,807

Currently, 81.8% of the 25,873 housing units in the area are owner occupied; 11.8%, renter occupied; and 6.4% 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 23,013 housing units in the area - 81.7% owner occupied, 12.8% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 5.34%. Median home value in the area is $184,241, compared to a median home value of $235,127 for the U.S. In five years, median value is projected to change by 0.75% annually to $191,259.

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