

FOR LEASE

Former Rite Aid - Hartselle, AL

241 Highway 31 SW | Hartselle, AL



REPRESENTATIVE PHOTO
ACTUAL PHOTO COMING SOON



Overview

| | |
|-----------------------|----------------|
| BUILDING SIZE | 9,252 SF |
| LEASE END DATE | 2/28/2019 |
| RATE | Contact Broker |



Description

9,252 SF Former Rite Aid in Crestwood Shopping Center. Anchor tenants include Kroger and Pet Depot.

Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Population | 5,680 | 15,654 | 21,718 |
| Households | 2,468 | 6,286 | 8,584 |
| Average HH Income | \$53,352 | \$66,261 | \$68,882 |

Year: 2017 | Source: Esri

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Traffic Counts

| | |
|--------------------------|------------|
| US Highway 31, S of Site | 22,730 VPD |
| AL-36, W of Site | 11,740 VPD |
| AL-36, E of Site | 12,200 VPD |
| US Highway 31, N of Site | 25,930 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

451 US Highway 31 SW | Hartselle, AL



| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 4,907 | 13,349 | 18,717 |
| 2010 Population | 5,653 | 15,487 | 21,530 |
| 2017 Population | 5,680 | 15,654 | 21,718 |
| 2022 Population | 5,673 | 15,686 | 21,745 |
| 2000-2010 Annual Rate | 1.43% | 1.50% | 1.41% |
| 2010-2017 Annual Rate | 0.07% | 0.15% | 0.12% |
| 2017-2022 Annual Rate | -0.02% | 0.04% | 0.02% |
| 2017 Male Population | 47.8% | 48.5% | 48.8% |
| 2017 Female Population | 52.2% | 51.5% | 51.2% |
| 2017 Median Age | 41.1 | 41.2 | 41.7 |

In the identified area, the current year population is 21,718. In 2010, the Census count in the area was 21,530. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 21,745 representing a change of 0.02% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.2.

Race and Ethnicity

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2017 White Alone | 90.1% | 91.2% | 91.6% |
| 2017 Black Alone | 3.4% | 4.0% | 3.7% |
| 2017 American Indian/Alaska Native Alone | 0.9% | 0.8% | 0.9% |
| 2017 Asian Alone | 0.7% | 0.6% | 0.6% |
| 2017 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2017 Other Race | 2.5% | 1.3% | 1.2% |
| 2017 Two or More Races | 2.3% | 2.1% | 2.0% |
| 2017 Hispanic Origin (Any Race) | 4.8% | 2.6% | 2.5% |

Persons of Hispanic origin represent 2.5% 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 19.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2000 Households | 2,113 | 5,320 | 7,286 |
| 2010 Households | 2,449 | 6,200 | 8,479 |
| 2017 Total Households | 2,468 | 6,286 | 8,584 |
| 2022 Total Households | 2,469 | 6,303 | 8,602 |
| 2000-2010 Annual Rate | 1.49% | 1.54% | 1.53% |
| 2010-2017 Annual Rate | 0.11% | 0.19% | 0.17% |
| 2017-2022 Annual Rate | 0.01% | 0.05% | 0.04% |
| 2017 Average Household Size | 2.30 | 2.49 | 2.52 |

The household count in this area has changed from 8,479 in 2010 to 8,584 in the current year, a change of 0.17% annually. The five-year projection of households is 8,602, a change of 0.04% annually from the current year total. Average household size is currently 2.52, compared to 2.53 in the year 2010. The number of families in the current year is 6,220 in the specified area.

Executive Summary

451 US Highway 31 SW | Hartselle, AL



| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2017 Median Household Income | \$40,247 | \$51,806 | \$52,826 |
| 2022 Median Household Income | \$44,180 | \$56,494 | \$58,494 |
| 2017-2022 Annual Rate | 1.88% | 1.75% | 2.06% |
| Average Household Income | | | |
| 2017 Average Household Income | \$53,352 | \$66,261 | \$68,882 |
| 2022 Average Household Income | \$60,947 | \$75,467 | \$78,912 |
| 2017-2022 Annual Rate | 2.70% | 2.64% | 2.76% |
| Per Capita Income | | | |
| 2017 Per Capita Income | \$22,495 | \$26,753 | \$27,510 |
| 2022 Per Capita Income | \$25,731 | \$30,488 | \$31,524 |
| 2017-2022 Annual Rate | 2.72% | 2.65% | 2.76% |

Households by Income

Current median household income is \$52,826 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,494 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$68,882 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$78,912 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,510 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,524 in five years, compared to \$34,828 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|-------|-------|
| 2000 Total Housing Units | 2,300 | 5,712 | 7,796 |
| 2000 Owner Occupied Housing Units | 1,462 | 4,014 | 5,678 |
| 2000 Renter Occupied Housing Units | 652 | 1,306 | 1,608 |
| 2000 Vacant Housing Units | 186 | 392 | 510 |
| 2010 Total Housing Units | 2,634 | 6,650 | 9,116 |
| 2010 Owner Occupied Housing Units | 1,621 | 4,615 | 6,504 |
| 2010 Renter Occupied Housing Units | 828 | 1,585 | 1,975 |
| 2010 Vacant Housing Units | 185 | 450 | 637 |
| 2017 Total Housing Units | 2,634 | 6,661 | 9,150 |
| 2017 Owner Occupied Housing Units | 1,556 | 4,511 | 6,365 |
| 2017 Renter Occupied Housing Units | 911 | 1,774 | 2,219 |
| 2017 Vacant Housing Units | 166 | 375 | 566 |
| 2022 Total Housing Units | 2,655 | 6,724 | 9,238 |
| 2022 Owner Occupied Housing Units | 1,575 | 4,543 | 6,399 |
| 2022 Renter Occupied Housing Units | 894 | 1,760 | 2,203 |
| 2022 Vacant Housing Units | 186 | 421 | 636 |

Currently, 69.6% of the 9,150 housing units in the area are owner occupied; 24.3%, renter occupied; and 6.2% 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 9,116 housing units in the area - 71.3% owner occupied, 21.7% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 0.17%. Median home value in the area is \$143,969, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.51% annually to \$171,048.