

OVERVIEW

AERIAL

DEMOS

RETAIL SPACE AVAILABLE

COUNTRY CLUB PARK
201 Country Club Park
Mountain Brook, AL 35213



PROPERTY FOR LEASE

CALL FOR PRICING

- ▶ Country Club Park is located in the heart of Alabama's most affluent suburb, Mountain Brook and is walkable within the Crestline neighborhood.
- ▶ Co-Tenants Include: CVS, La Paz Mexican Restaurant, The Pants Store, UPS, ZOES Kitchen among others.
- ▶ Other tenants in the immediate area include Crestline Bagel, Taco Mama, Dyon's Lowcountry, Ollie Irene, Surin of Thailand, Church Street Coffee & Books, Miss Dots, Synovus, Iberiabank, & Valley National Bank

- ▶ Space Available:
 - ▶ Approx. 1,868 SF with adjacent patio

Demographics

	3 miles	5 miles	10 miles
Population	70,950	163,737	452,506
Average HHI	\$119,039	\$99,563	\$90,391
Daytime Pop	132,603	247,663	538,272



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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



Country Club Park

Lane Park

28-acre mixed-use development includes over 160,000 SF of retail and restaurant space

SoHo

- piggy wiggly
- Smorgasburg King
- Jack's
- URBAN COOKHOUSE
- CVS pharmacy
- LITTLE DONKEY
- zoës KITCHEN
- HOLLER & DASH BISCUIT HOUSE
- OHENRY'S COFFEES
- Arbys
- ALABAMA OUTDOORS

Brookwood Village

- TARGET
- DSW DESIGNER SHOE WAREHOUSE
- BAM! BOOKS-A-MILLION
- THE FRESH MARKET
- BRIO tucan grille
- GRILLE 29
- FIVE GUYS BURGERS and FRIES
- COCINA SUPERIOR
- Bath & Body Works
- verizon
- OHENRY'S COFFEES
- LOFT Z GALLERIE
- Jason's deli

Cahaba Village

- WHOLE FOODS MARKET
- Newk's EATERY
- Hollywood Food
- Mountain High Outfitters
- Massage Envy SPA
- NOTHING BUT NOODLES
- MAKI FRESH
- DIAMONDS DIRECT

The Summit

- belk
- BED BATH & BEYOND
- ARHAUS
- Saks Fifth Avenue
- TRADER JOE'S
- zoës KITCHEN
- Apple
- BARNES & NOBLE
- PF CHANG'S
- california PIZZA KITCHEN
- ROMANO'S Macaroni GRILL
- SHAKE SHACK
- Seasons FRESH GRILL
- PELOLOSI THE STORY OF CUSTARD PIE
- TACO MAMA
- STEELCITYPOPS
- The Cheesecake Factory
- Tanera BREAD
- VILLAGE TAVERN Scratch Kitchen - Craft Bar
- NOTHING BUT BUNTT CAKES
- west elm
- RESTORATION HARDWARE
- URBAN OUTFITTERS
- ANTHROPOLOGIE
- MICHAEL KORS

The Colonnade

- ROCKER BARREL Old Country Store
- TAZIKI'S MEDITERRANEAN CAFE
- avadian
- salon suites
- ROCK ROLL SUSHI
- JJ TRUNK STORES
- EDGARS
- Johnny Ruff
- GOLD'S GYM



Executive Summary

201 Country Club Park, Birmingham, Alabama, 35213 2
 201 Country Club Park, Birmingham, Alabama, 35213
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 33.50200
 Longitude: -86.75767

	3 miles	5 miles	10 miles
Population			
2000 Population	70,051	172,427	446,959
2010 Population	67,166	159,244	437,646
2021 Population	70,950	163,737	452,506
2026 Population	73,304	167,640	462,089
2000-2010 Annual Rate	-0.42%	-0.79%	-0.21%
2010-2021 Annual Rate	0.49%	0.25%	0.30%
2021-2026 Annual Rate	0.65%	0.47%	0.42%
2021 Male Population	48.2%	48.2%	47.5%
2021 Female Population	51.8%	51.8%	52.5%
2021 Median Age	37.5	37.2	38.4

In the identified area, the current year population is 452,506. In 2010, the Census count in the area was 437,646. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 462,089 representing a change of 0.42% annually from 2021 to 2026. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

Race and Ethnicity

	3 miles	5 miles	10 miles
2021 White Alone	68.2%	53.4%	48.1%
2021 Black Alone	25.9%	40.2%	44.9%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	2.4%	2.0%	2.5%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.6%	2.6%	2.6%
2021 Two or More Races	1.7%	1.6%	1.6%
2021 Hispanic Origin (Any Race)	3.4%	4.8%	4.9%

Persons of Hispanic origin represent 4.9% 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 60.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2021 Wealth Index	137	113	103
2000 Households	32,117	73,893	182,893
2010 Households	30,436	68,018	180,468
2021 Total Households	32,293	70,151	186,869
2026 Total Households	33,509	72,100	191,172
2000-2010 Annual Rate	-0.54%	-0.83%	-0.13%
2010-2021 Annual Rate	0.53%	0.27%	0.31%
2021-2026 Annual Rate	0.74%	0.55%	0.46%
2021 Average Household Size	2.05	2.20	2.35

The household count in this area has changed from 180,468 in 2010 to 186,869 in the current year, a change of 0.31% annually. The five-year projection of households is 191,172, a change of 0.46% annually from the current year total. Average household size is currently 2.35, compared to 2.36 in the year 2010. The number of families in the current year is 110,039 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 27, 2021



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Mortgage Income			
2021 Percent of Income for Mortgage	25.6%	26.5%	18.7%
Median Household Income			
2021 Median Household Income	\$71,515	\$54,536	\$54,991
2026 Median Household Income	\$79,948	\$60,382	\$60,605
2021-2026 Annual Rate	2.25%	2.06%	1.96%
Average Household Income			
2021 Average Household Income	\$119,039	\$99,563	\$90,391
2026 Average Household Income	\$130,880	\$110,437	\$101,227
2021-2026 Annual Rate	1.91%	2.09%	2.29%
Per Capita Income			
2021 Per Capita Income	\$53,654	\$42,697	\$37,393
2026 Per Capita Income	\$59,216	\$47,516	\$41,932
2021-2026 Annual Rate	1.99%	2.16%	2.32%

Households by Income

Current median household income is \$54,991 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$60,605 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$90,391 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,227 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$37,393 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,932 in five years, compared to \$39,378 for all U.S. households

Housing

	3 miles	5 miles	10 miles
2021 Housing Affordability Index	94	90	129
2000 Total Housing Units	35,828	82,790	201,727
2000 Owner Occupied Housing Units	17,153	38,407	110,279
2000 Renter Occupied Housing Units	14,964	35,487	72,614
2000 Vacant Housing Units	3,711	8,896	18,834
2010 Total Housing Units	35,396	80,990	209,042
2010 Owner Occupied Housing Units	16,611	35,418	105,480
2010 Renter Occupied Housing Units	13,825	32,600	74,988
2010 Vacant Housing Units	4,960	12,972	28,574
2021 Total Housing Units	37,908	85,252	219,938
2021 Owner Occupied Housing Units	16,109	34,057	105,098
2021 Renter Occupied Housing Units	16,184	36,094	81,771
2021 Vacant Housing Units	5,615	15,101	33,069
2026 Total Housing Units	39,180	87,461	224,978
2026 Owner Occupied Housing Units	16,496	34,876	108,256
2026 Renter Occupied Housing Units	17,013	37,224	82,916
2026 Vacant Housing Units	5,671	15,361	33,806

Currently, 47.8% of the 219,938 housing units in the area are owner occupied; 37.2%, renter occupied; and 15.0% 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 209,042 housing units in the area - 50.5% owner occupied, 35.9% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 2.28%. Median home value in the area is \$244,905, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.10% annually to \$314,029.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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