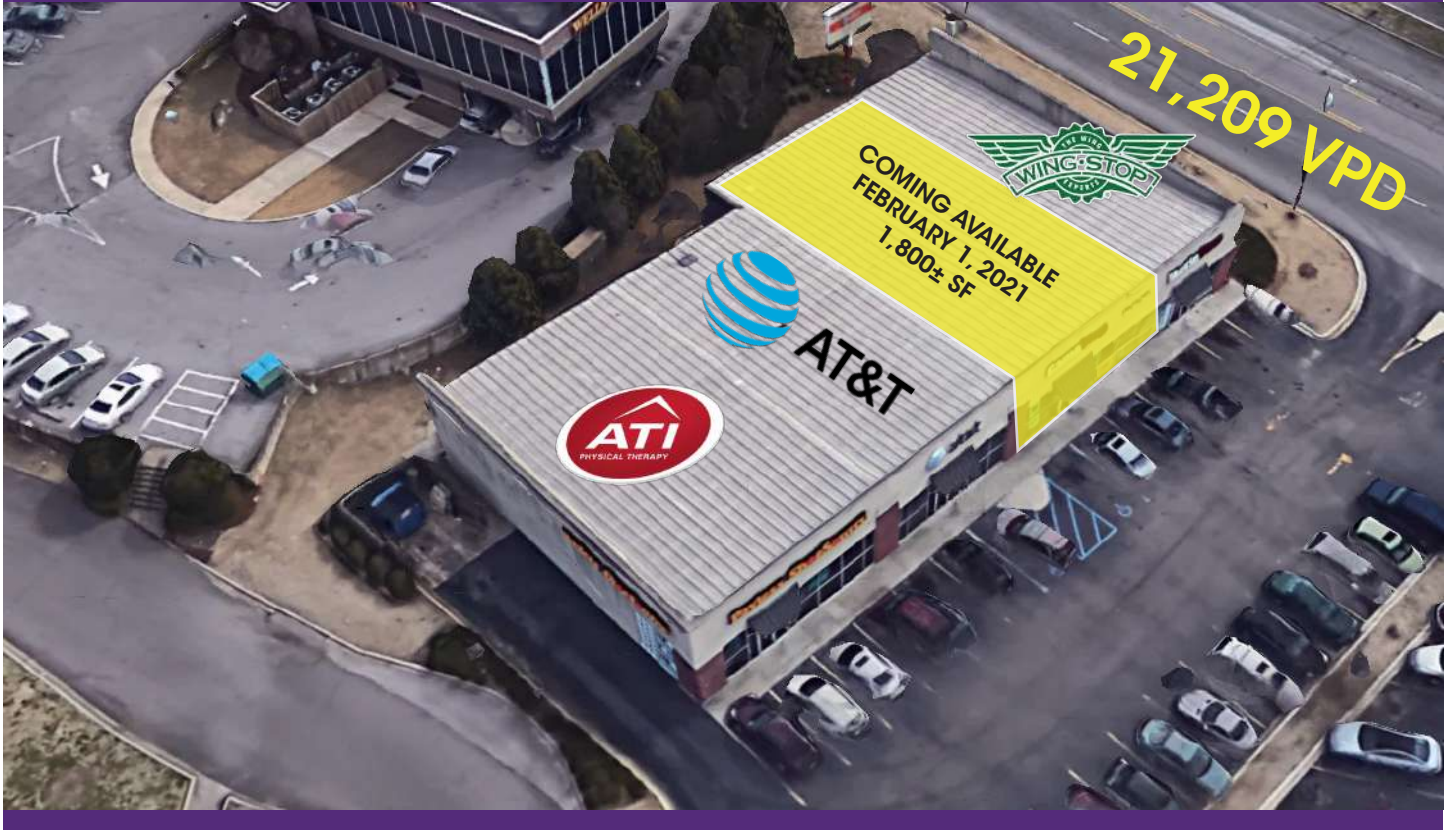


ROEBUCK CROSSING

9213 Parkway East • Birmingham, AL 35206



RETAIL property for lease

Property Information

- ▶ Shadow center to high-performing super Wal-mart
- ▶ Space Available: 1,800± SF (Available February 1, 2021)
- ▶ Great exposure to Parkway East and Walmart traffic
- ▶ Pylon signage available
- ▶ Wingstop will be opening in early 2021



Demographics	1 mile	3 mile	5 mile
Population	5,160	42,044	107,570
Average HHI	\$62,298	\$56,992	\$63,640
Daytime Pop	5,151	38,230	105,914

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.

CALL FOR PRICING



Commercial Real Estate Specialists

Contact:

ALEX BENSON
 abenson@southpace.com
 205.271.7240

ROEBUCK CROSSING

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Walmart
AT&T
BB&T
BBVA
Compass
WELLS FARGO
Arbys

SITE

ROEBUCK MARKETPLACE

DOLLAR TREE
HARBOR FREIGHT TOOLS
SALLY BEAUTY
HIBBETT SPORTS
planet fitness
Pizza Hut
NU WEAR
Citi Trends
GNC
UNITED STATES POSTAL SERVICE
RITE AID

CVS pharmacy
Chick-fil-A
PET SUPPLIES PLUS
McDonald's
O'Reilly
Walgreens

DOLLAR GENERAL
BESTWAY
 RENT-TO-OWN
 Furniture • Appliances • Electronics • Computers

Waffle House
MILO'S
TITLEMAX
RIMTYME
WingOut
EconoLodge

ROEBUCK CROSSING

9213 Parkway East • Birmingham, AL 35206



Executive Summary

9213 Parkway E, Birmingham, Alabama, 35206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.58714
Longitude: -86.70038

	1 mile	3 miles	5 miles
Population			
2000 Population	5,705	46,812	115,797
2010 Population	5,250	42,491	107,246
2020 Population	5,160	42,044	107,570
2025 Population	5,133	41,910	107,787
2000-2010 Annual Rate	-0.83%	-0.96%	-0.76%
2010-2020 Annual Rate	-0.17%	-0.10%	0.03%
2020-2025 Annual Rate	-0.10%	-0.06%	0.04%
2020 Male Population	47.7%	45.7%	46.2%
2020 Female Population	52.3%	54.3%	53.8%
2020 Median Age	41.9	38.7	37.9

In the identified area, the current year population is 107,570. In 2010, the Census count in the area was 107,246. The rate of change since 2010 was 0.03% annually. The five-year projection for the population in the area is 107,787 representing a change of 0.04% annually from 2020 to 2025. Currently, the population is 46.2% male and 53.8% female.

Median Age

The median age in this area is 41.9, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2020 White Alone	32.2%	20.0%	29.7%
2020 Black Alone	63.1%	76.1%	64.8%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	0.9%	0.5%	0.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	2.1%	1.7%	2.8%
2020 Two or More Races	1.5%	1.4%	1.6%
2020 Hispanic Origin (Any Race)	3.8%	2.9%	4.6%

Persons of Hispanic origin represent 4.6% 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 53.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2020 Wealth Index	64	51	60
2000 Households	2,428	18,549	45,689
2010 Households	2,220	16,452	41,981
2020 Total Households	2,173	16,202	41,940
2025 Total Households	2,156	16,109	41,938
2000-2010 Annual Rate	-0.89%	-1.19%	-0.84%
2010-2020 Annual Rate	-0.21%	-0.15%	-0.01%
2020-2025 Annual Rate	-0.16%	-0.12%	0.00%
2020 Average Household Size	2.35	2.55	2.53

The household count in this area has changed from 41,981 in 2010 to 41,940 in the current year, a change of -0.01% annually. The five-year projection of households is 41,938, a change of 0.00% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2010. The number of families in the current year is 26,796 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

ROEBUCK CROSSING

9213 Parkway East • Birmingham, AL 35206



Executive Summary

9213 Parkway E, Birmingham, Alabama, 35206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.58714
Longitude: -86.70038

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	9.6%	9.4%	10.6%
Median Household Income			
2020 Median Household Income	\$46,787	\$43,037	\$46,677
2025 Median Household Income	\$50,038	\$45,732	\$50,173
2020-2025 Annual Rate	1.35%	1.22%	1.45%
Average Household Income			
2020 Average Household Income	\$62,298	\$56,992	\$63,640
2025 Average Household Income	\$66,434	\$62,006	\$69,218
2020-2025 Annual Rate	1.29%	1.70%	1.69%
Per Capita Income			
2020 Per Capita Income	\$26,009	\$21,943	\$24,902
2025 Per Capita Income	\$27,686	\$23,808	\$27,019
2020-2025 Annual Rate	1.26%	1.64%	1.65%

Households by Income

Current median household income is \$46,677 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$50,173 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$63,640 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$69,218 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$24,902 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,019 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	251	256	228
2000 Total Housing Units	2,544	20,118	49,657
2000 Owner Occupied Housing Units	1,854	13,557	31,163
2000 Renter Occupied Housing Units	574	4,993	14,527
2000 Vacant Housing Units	116	1,568	3,967
2010 Total Housing Units	2,500	19,353	48,986
2010 Owner Occupied Housing Units	1,584	10,820	26,371
2010 Renter Occupied Housing Units	636	5,632	15,610
2010 Vacant Housing Units	280	2,901	7,005
2020 Total Housing Units	2,501	19,485	50,031
2020 Owner Occupied Housing Units	1,520	10,253	25,354
2020 Renter Occupied Housing Units	653	5,949	16,586
2020 Vacant Housing Units	328	3,283	8,091
2025 Total Housing Units	2,502	19,532	50,385
2025 Owner Occupied Housing Units	1,515	10,167	25,273
2025 Renter Occupied Housing Units	641	5,942	16,664
2025 Vacant Housing Units	346	3,423	8,447

Currently, 50.7% of the 50,031 housing units in the area are owner occupied; 33.2%, renter occupied; and 16.2% 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 48,986 housing units in the area - 53.8% owner occupied, 31.9% renter occupied, and 14.3% vacant. The annual rate of change in housing units since 2010 is 0.94%. Median home value in the area is \$118,670, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.23% annually to \$126,165.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.