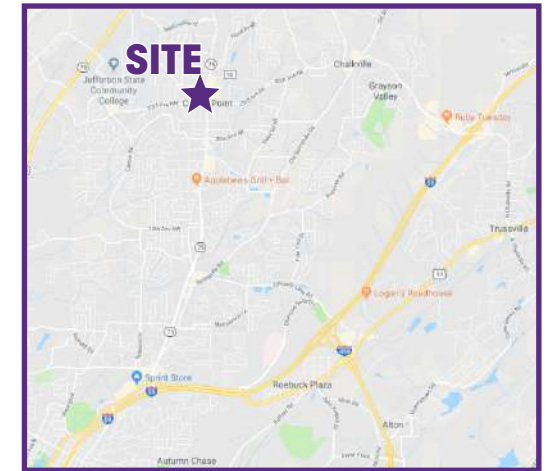




RARE FREE-STANDING FASTFOOD/QSR FOR LEASE

Center Point Shopping Center
2352 Center Point Pkwy
Birmingham, AL 35215



PROPERTY FOR LEASE

Call for Pricing

Property Information

- ▶ Center Point Shopping Center is a 109,174 square-foot retail center located in the heart of Center Point
- ▶ The center features a strong mix of national and regional tenants including Hibbett Sports, Dollar General, Dollar Tree, Badcock Furniture, and Pizza Hut
- ▶ Located at a signalized intersection with multiple access points
- ▶ Great visibility on Center Point Parkway, which gets 25k VPD
- ▶ Heavily traveled cross-street
- ▶ Approximately 3,000 SF fully built-out QSR available

Drive Time Demographics:

	5 min	7 min	10 min
Population	28,539	42,285	68,026
Average HHI	\$63,856	\$64,594	\$67,618
Daytime Pop	23,130	35,161	56,606



Commercial Real Estate Specialists
www.southpace.com

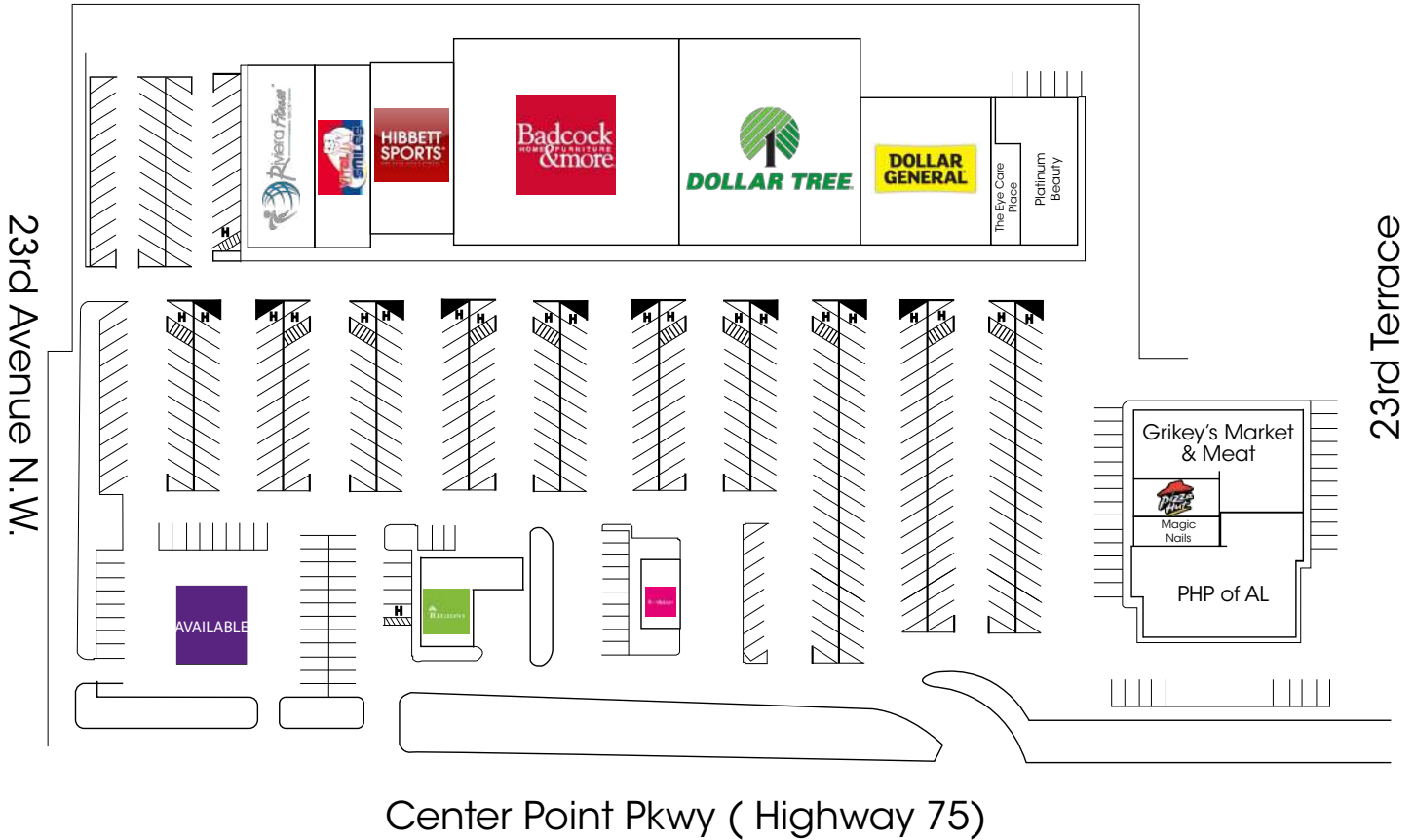
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors,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







1	Fire Wok	2,500 SF	11	Platinum Beauty	4,465 SF
2	Regions Banks	3,162 SF	13	Grikey's Market & Meat	6,302 SF
3	T-Mobile	1,500 SF	14	Pizza Hut	1,965 SF
4	Riviera Fitness	7,220 SF	15	Magic Nails	1,300 SF
5	Vital Smiles	5,005 SF	16	PHP of Alabama	9,200 SF
6	Hibbetts Sports	7,375 SF	19	Grikey's Meat Market	1,500 SF
7	Badcock Home	25,000 SF		Total	109,184 SF
8	Dollar Tree	19,950 SF			
9	Dollar General	10,340 SF			
10	The Eye Care Place	2,400 SF			



Executive Summary

2352 Center Point Pkwy, Birmingham, Alabama, 35215
 Drive Time: 5, 7, 10 minute radii

Prepared by Esri
 Latitude: 33.64705
 Longitude: -86.68481

	5 minutes	7 minutes	10 minutes
Population			
2000 Population	27,616	41,011	67,035
2010 Population	28,561	42,085	68,017
2020 Population	28,539	42,285	68,026
2025 Population	28,538	42,367	68,075
2000-2010 Annual Rate	0.34%	0.26%	0.15%
2010-2020 Annual Rate	-0.01%	0.05%	0.00%
2020-2025 Annual Rate	0.00%	0.04%	0.01%
2020 Male Population	45.7%	45.9%	46.2%
2020 Female Population	54.3%	54.1%	53.8%
2020 Median Age	33.0	34.1	36.0

In the identified area, the current year population is 68,026. In 2010, the Census count in the area was 68,017. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 68,075 representing a change of 0.01% 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 33.0, compared to U.S. median age of 38.5.

Race and Ethnicity

	5 minutes	7 minutes	10 minutes
2020 White Alone	26.2%	28.7%	34.9%
2020 Black Alone	69.2%	66.5%	60.4%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	0.5%	0.5%	0.6%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	2.2%	2.3%	2.2%
2020 Two or More Races	1.8%	1.7%	1.6%
2020 Hispanic Origin (Any Race)	3.6%	3.8%	3.7%

Persons of Hispanic origin represent 3.7% 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 54.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	5 minutes	7 minutes	10 minutes
2020 Wealth Index	51	54	60
2000 Households	10,643	15,821	25,965
2010 Households	10,787	15,955	26,090
2020 Total Households	10,726	15,955	26,028
2025 Total Households	10,698	15,945	25,987
2000-2010 Annual Rate	0.13%	0.08%	0.05%
2010-2020 Annual Rate	-0.06%	0.00%	-0.02%
2020-2025 Annual Rate	-0.05%	-0.01%	-0.03%
2020 Average Household Size	2.65	2.64	2.60

The household count in this area has changed from 26,090 in 2010 to 26,028 in the current year, a change of -0.02% annually. The five-year projection of households is 25,987, a change of -0.03% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2010. The number of families in the current year is 18,064 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.



Executive Summary

2352 Center Point Pkwy, Birmingham, Alabama, 35215
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Mortgage Income			
2020 Percent of Income for Mortgage	10.0%	9.7%	9.7%
Median Household Income			
2020 Median Household Income	\$47,208	\$50,439	\$53,466
2025 Median Household Income	\$50,555	\$52,947	\$56,454
2020-2025 Annual Rate	1.38%	0.98%	1.09%
Average Household Income			
2020 Average Household Income	\$63,856	\$64,594	\$67,618
2025 Average Household Income	\$69,165	\$70,155	\$74,145
2020-2025 Annual Rate	1.61%	1.67%	1.86%
Per Capita Income			
2020 Per Capita Income	\$24,096	\$24,391	\$25,736
2025 Per Capita Income	\$26,031	\$26,426	\$28,137
2020-2025 Annual Rate	1.56%	1.62%	1.80%

Households by Income

Current median household income is \$53,466 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$56,454 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,618 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,145 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,736 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,137 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	244	252	251
2000 Total Housing Units	11,314	16,836	27,465
2000 Owner Occupied Housing Units	6,822	10,660	19,053
2000 Renter Occupied Housing Units	3,820	5,161	6,912
2000 Vacant Housing Units	672	1,015	1,500
2010 Total Housing Units	12,172	17,925	29,048
2010 Owner Occupied Housing Units	6,365	10,047	18,059
2010 Renter Occupied Housing Units	4,422	5,908	8,031
2010 Vacant Housing Units	1,385	1,970	2,958
2020 Total Housing Units	12,318	18,192	29,393
2020 Owner Occupied Housing Units	6,006	9,613	17,401
2020 Renter Occupied Housing Units	4,720	6,342	8,627
2020 Vacant Housing Units	1,592	2,237	3,365
2025 Total Housing Units	12,369	18,281	29,510
2025 Owner Occupied Housing Units	5,981	9,598	17,350
2025 Renter Occupied Housing Units	4,717	6,347	8,637
2025 Vacant Housing Units	1,671	2,336	3,523

Currently, 59.2% of the 29,393 housing units in the area are owner occupied; 29.4%, renter occupied; and 11.4% 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 29,048 housing units in the area - 62.2% owner occupied, 27.6% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.53%. Median home value in the area is \$124,638, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.99% annually to \$130,918.

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.