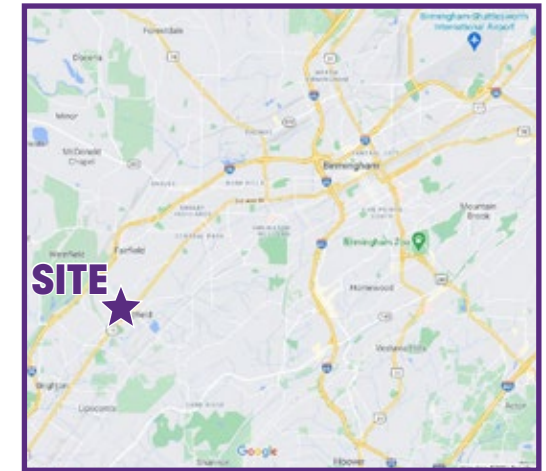




# RARE ENDCAP/ DRIVE-THRU AVAILABLE

199 Bessemer Super Hwy,  
Midfield, AL 35228



## SPACE FOR LEASE

- ▶ Located near the main retail intersection of Midfield at Aaron Aronov Drive (16,390 VPD) and Bessemer Super Hwy (16,457 VPD)
- ▶ Great visibility and access
- ▶ Ample parking
- ▶ Adjacent to 100% leased, nationally tenanted, shopping center with brand new leases signed by Advance Auto, United Healthcare Group, and Crab Barrack.

## CALL FOR PRICING

- ▶ Other tenants in the immediate area: Walgreens, Save A Lot, Citi Trends, Cato, Burger King, Wendy's, T-Mobile, Checkers, Subway, Shoe Show, Family Dollar, Piggly Wiggly, Waffle House and McDonald's among others.
- ▶ Estimated delivery - Q4 2021
- ▶ Sizes available - 2,300 SF endcap/drive thru, 2,000 SF endcap/pick up window



Commercial Real Estate Specialists  
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## Executive Summary

199 Bessemer Super Hwy, Birmingham, Alabama, 35228  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46220  
Longitude: -86.91338

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,078	64,616	141,387
2010 Population	7,489	56,169	124,136
2020 Population	7,450	55,074	122,839
2025 Population	7,444	54,732	122,679
2000-2010 Annual Rate	-0.75%	-1.39%	-1.29%
2010-2020 Annual Rate	-0.05%	-0.19%	-0.10%
2020-2025 Annual Rate	-0.02%	-0.12%	-0.03%
2020 Male Population	44.4%	45.4%	46.3%
2020 Female Population	55.6%	54.6%	53.7%
2020 Median Age	40.8	39.5	38.4

In the identified area, the current year population is 122,839. In 2010, the Census count in the area was 124,136. The rate of change since 2010 was -0.10% annually. The five-year projection for the population in the area is 122,679 representing a change of -0.03% annually from 2020 to 2025. Currently, the population is 46.3% male and 53.7% female.

### Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2020 White Alone	5.9%	5.9%	16.9%
2020 Black Alone	92.8%	91.1%	79.0%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	0.1%	0.1%	1.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.5%	1.8%	1.8%
2020 Two or More Races	0.6%	0.8%	1.1%
2020 Hispanic Origin (Any Race)	1.1%	2.8%	3.1%

Persons of Hispanic origin represent 3.1% 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 38.7 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	51	40	47
2000 Households	3,145	24,114	54,202
2010 Households	3,011	21,714	49,102
2020 Total Households	2,991	21,344	48,703
2025 Total Households	2,984	21,185	48,626
2000-2010 Annual Rate	-0.43%	-1.04%	-0.98%
2010-2020 Annual Rate	-0.06%	-0.17%	-0.08%
2020-2025 Annual Rate	-0.05%	-0.15%	-0.03%
2020 Average Household Size	2.44	2.52	2.45

The household count in this area has changed from 49,102 in 2010 to 48,703 in the current year, a change of -0.08% annually. The five-year projection of households is 48,626, a change of -0.03% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 30,434 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.

April 20, 2021



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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	9.0%	9.1%	9.7%
<b>Median Household Income</b>			
2020 Median Household Income	\$44,998	\$36,254	\$38,508
2025 Median Household Income	\$50,161	\$38,772	\$41,491
2020-2025 Annual Rate	2.20%	1.35%	1.50%
<b>Average Household Income</b>			
2020 Average Household Income	\$57,771	\$49,173	\$54,179
2025 Average Household Income	\$65,951	\$54,297	\$60,029
2020-2025 Annual Rate	2.68%	2.00%	2.07%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$23,185	\$19,122	\$21,559
2025 Per Capita Income	\$26,453	\$21,071	\$23,826
2020-2025 Annual Rate	2.67%	1.96%	2.02%

### Households by Income

Current median household income is \$38,508 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$41,491 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$54,179 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$60,029 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,559 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,826 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	261	264	246
2000 Total Housing Units	3,278	26,618	60,376
2000 Owner Occupied Housing Units	2,283	16,856	33,931
2000 Renter Occupied Housing Units	863	7,258	20,271
2000 Vacant Housing Units	132	2,504	6,174
2010 Total Housing Units	3,321	25,661	58,711
2010 Owner Occupied Housing Units	1,962	13,501	28,748
2010 Renter Occupied Housing Units	1,049	8,213	20,354
2010 Vacant Housing Units	310	3,947	9,609
2020 Total Housing Units	3,337	26,002	60,000
2020 Owner Occupied Housing Units	1,880	12,692	27,133
2020 Renter Occupied Housing Units	1,112	8,652	21,570
2020 Vacant Housing Units	346	4,658	11,297
2025 Total Housing Units	3,342	26,071	60,455
2025 Owner Occupied Housing Units	1,883	12,590	26,995
2025 Renter Occupied Housing Units	1,101	8,595	21,631
2025 Vacant Housing Units	358	4,886	11,829

Currently, 45.2% of the 60,000 housing units in the area are owner occupied; 36.0%, renter occupied; and 18.8% 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 58,711 housing units in the area - 49.0% owner occupied, 34.7% renter occupied, and 16.4% vacant. The annual rate of change in housing units since 2010 is 0.97%. Median home value in the area is \$89,819, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.95% annually to \$94,176.

**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.

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