

## OVERVIEW

## AERIAL

## SITE PLAN

## DEMOS

# RARE OUTPARCEL AVAILABLE FOR GROUND LEASE

TRUSSVILLE MARKETPLACE  
465 Main Street,  
Trussville, AL 35173



## PAD SITE FOR GROUND LEASE

## Call for Pricing

- ▶ Less than 1 mile from downtown Trussville and 2 miles from I-459
- ▶ New development that will include Trussville Board of Education directly across Hwy 11
- ▶ New to market retailers & restaurants in the immediate area include: Chicken Salad Chick, Taco Mama, Orangetheory, & Metro Diner
- ▶ Traffic: 27,020 VPD (Hwy 11)
- ▶ Proposed new traffic signal at main entrance of center
- ▶ Winn Dixie recently renewed its lease in 2021
- ▶ Ample Parking: 6 spaces/1,000 SF

- ▶ Timing: Immediate
- ▶ Ideal for QSR, fast casual, and/or fast food tenant
- ▶ Size: TBD

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	5,671	26,698	75,128
<b>Average HHI</b>	\$95,481	\$91,698	\$80,626
<b>Daytime Pop</b>	5,700	26,440	71,322



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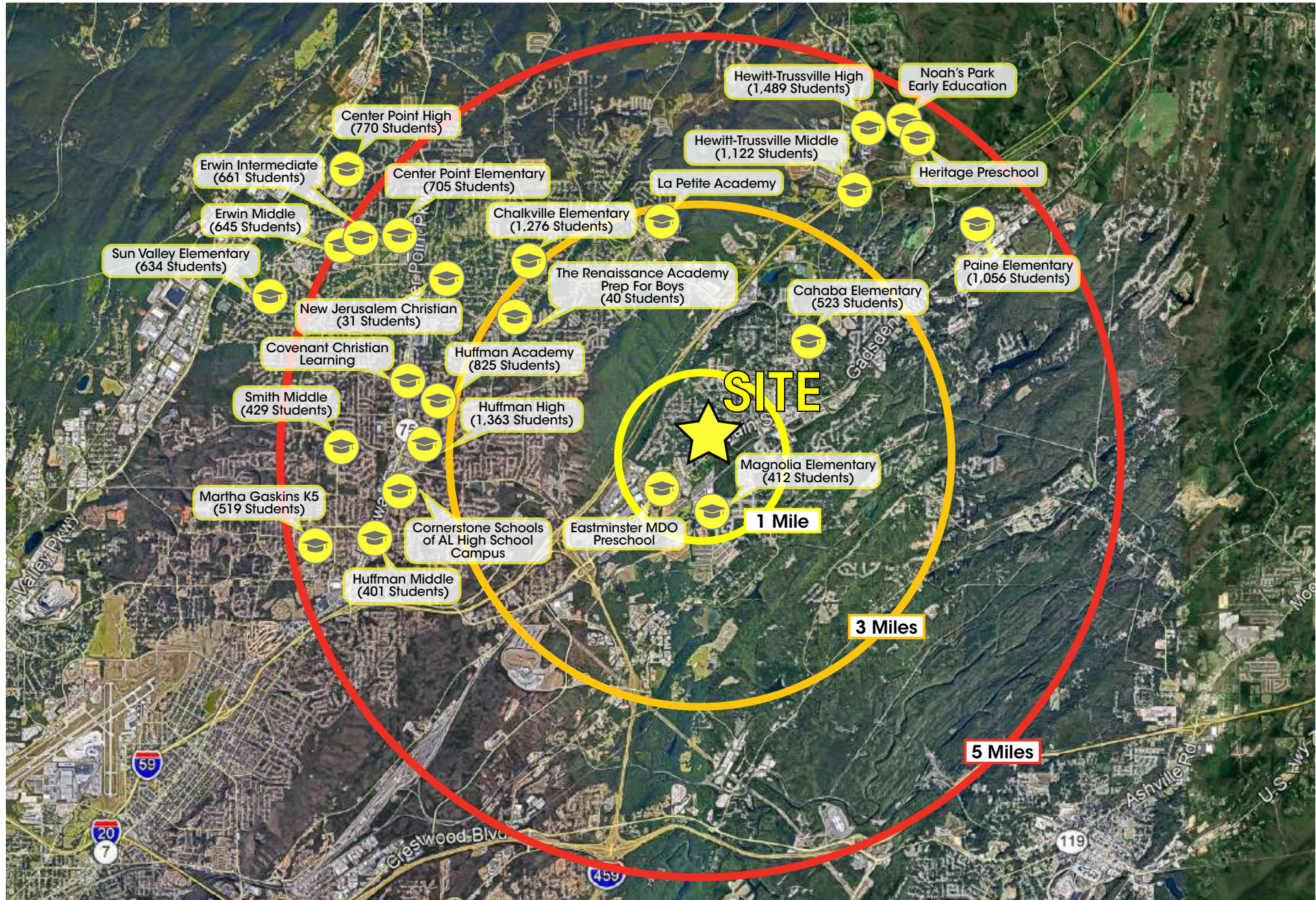
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors,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

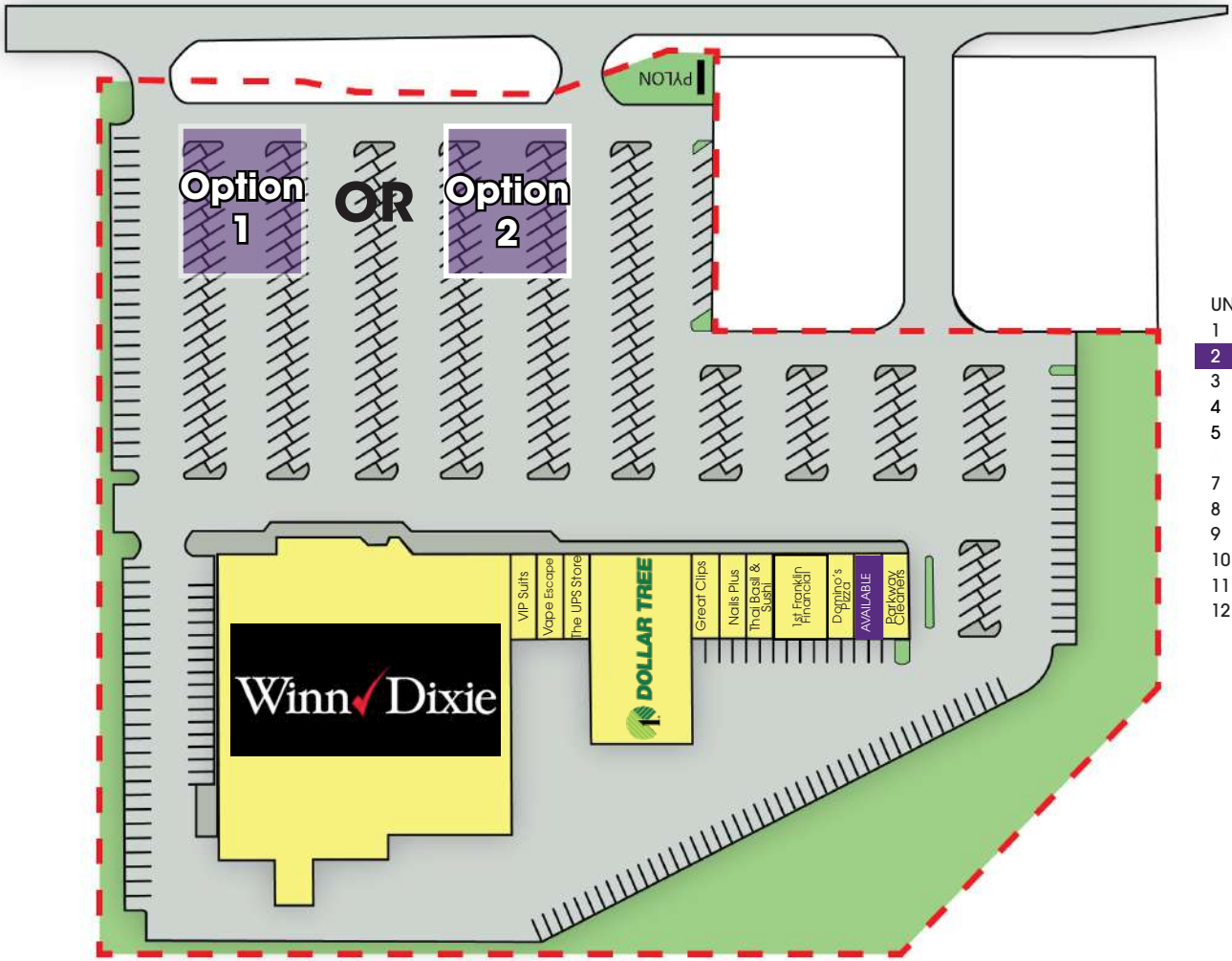












UNIT	TENANT	AREA
1	PARKWAY CLEANER	1,200 SF
2	AVAILABLE	1,200 SF
3	DOMINO'S PIZZA	1,200 SF
4	1ST FRANKLIN FINANCIAL	2,400 SF
5	THAI BASIL & SUSHI	1,200 SF
	NAILS PLUS	1,200 SF
7	GREAT CLIPS	1,200 SF
8	DOLLAR TREE	10,125 SF
9	THE UPS STORE	1,200 SF
10	VAPE ESCAPE	1,200 SF
11	VIP SUITS	1,200 SF
12	WINN DIXIE	44,000 SF



## Executive Summary

465 Main St, Trussville, Alabama, 35173  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.61713  
Longitude: -86.61631

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,438	22,392	65,819
2010 Population	5,555	26,614	73,909
2020 Population	5,671	26,698	75,128
2025 Population	5,682	26,828	75,576
2000-2010 Annual Rate	2.27%	1.74%	1.17%
2010-2020 Annual Rate	0.20%	0.03%	0.16%
2020-2025 Annual Rate	0.04%	0.10%	0.12%
2020 Male Population	47.1%	47.3%	46.9%
2020 Female Population	52.9%	52.7%	53.1%
2020 Median Age	40.2	39.9	38.2

In the identified area, the current year population is 75,128. In 2010, the Census count in the area was 73,909. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 75,576 representing a change of 0.12% annually from 2020 to 2025. Currently, the population is 46.9% male and 53.1% female.

### Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	81.8%	68.9%	53.3%
2020 Black Alone	12.1%	26.4%	41.3%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	3.6%	2.0%	1.2%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	1.1%	0.9%	2.3%
2020 Two or More Races	1.3%	1.5%	1.6%
2020 Hispanic Origin (Any Race)	2.0%	2.1%	3.9%

Persons of Hispanic origin represent 3.9% 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 57.9 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	119	111	89
2000 Households	1,742	8,528	25,490
2010 Households	2,197	10,290	28,319
2020 Total Households	2,301	10,403	28,745
2025 Total Households	2,311	10,454	28,870
2000-2010 Annual Rate	2.35%	1.90%	1.06%
2010-2020 Annual Rate	0.45%	0.11%	0.15%
2020-2025 Annual Rate	0.09%	0.10%	0.09%
2020 Average Household Size	2.42	2.55	2.60

The household count in this area has changed from 28,319 in 2010 to 28,745 in the current year, a change of 0.15% annually. The five-year projection of households is 28,870, a change of 0.09% annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2010. The number of families in the current year is 20,227 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.

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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.7%	11.5%	10.3%
<b>Median Household Income</b>			
2020 Median Household Income	\$76,267	\$74,362	\$61,998
2025 Median Household Income	\$80,080	\$78,398	\$66,567
2020-2025 Annual Rate	0.98%	1.06%	1.43%
<b>Average Household Income</b>			
2020 Average Household Income	\$95,481	\$91,698	\$80,626
2025 Average Household Income	\$105,474	\$102,224	\$89,558
2020-2025 Annual Rate	2.01%	2.20%	2.12%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$38,226	\$35,456	\$30,815
2025 Per Capita Income	\$42,340	\$39,495	\$34,165
2020-2025 Annual Rate	2.07%	2.18%	2.09%

### Households by Income

Current median household income is \$61,998 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$66,567 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,626 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,558 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,815 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,165 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	195	215	237
2000 Total Housing Units	1,851	8,858	26,773
2000 Owner Occupied Housing Units	1,469	7,602	20,067
2000 Renter Occupied Housing Units	272	925	5,424
2000 Vacant Housing Units	110	331	1,282
2010 Total Housing Units	2,372	10,921	30,993
2010 Owner Occupied Housing Units	1,698	8,414	20,986
2010 Renter Occupied Housing Units	499	1,876	7,333
2010 Vacant Housing Units	175	631	2,674
2020 Total Housing Units	2,472	11,114	31,782
2020 Owner Occupied Housing Units	1,644	8,275	20,743
2020 Renter Occupied Housing Units	657	2,128	8,002
2020 Vacant Housing Units	171	711	3,037
2025 Total Housing Units	2,494	11,203	32,049
2025 Owner Occupied Housing Units	1,634	8,272	20,810
2025 Renter Occupied Housing Units	678	2,182	8,060
2025 Vacant Housing Units	183	749	3,179

Currently, 65.3% of the 31,782 housing units in the area are owner occupied; 25.2%, renter occupied; and 9.6% 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 30,993 housing units in the area - 67.7% owner occupied, 23.7% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 1.12%. Median home value in the area is \$153,512, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.88% annually to \$168,468.

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