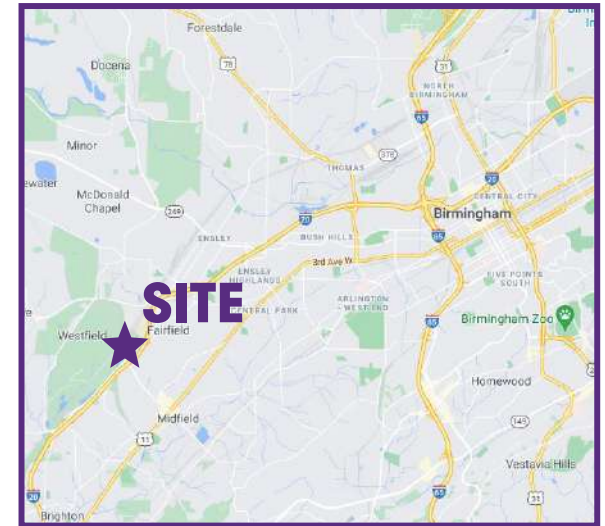




# OUTPARCEL FOR LEASE

7200 Aaron Aronov Dr.  
Midfield, AL 35084



## SPACE FOR LEASE

- ▶ Approximately 3,800 ± SF bank building with drive-thru
- ▶ Land area approximately ±0.75 acres
- ▶ Signalized intersection with access to Aaron Aronov Dr.
- ▶ 125 feet of frontage on Aaron Aronov Dr. (±15,000 VPD)
- ▶ Most recently used as a PNC Bank branch
- ▶ Outparcel of West Hills Plaza which is a 95,000 ± SF retail shopping center, currently 100% occupied

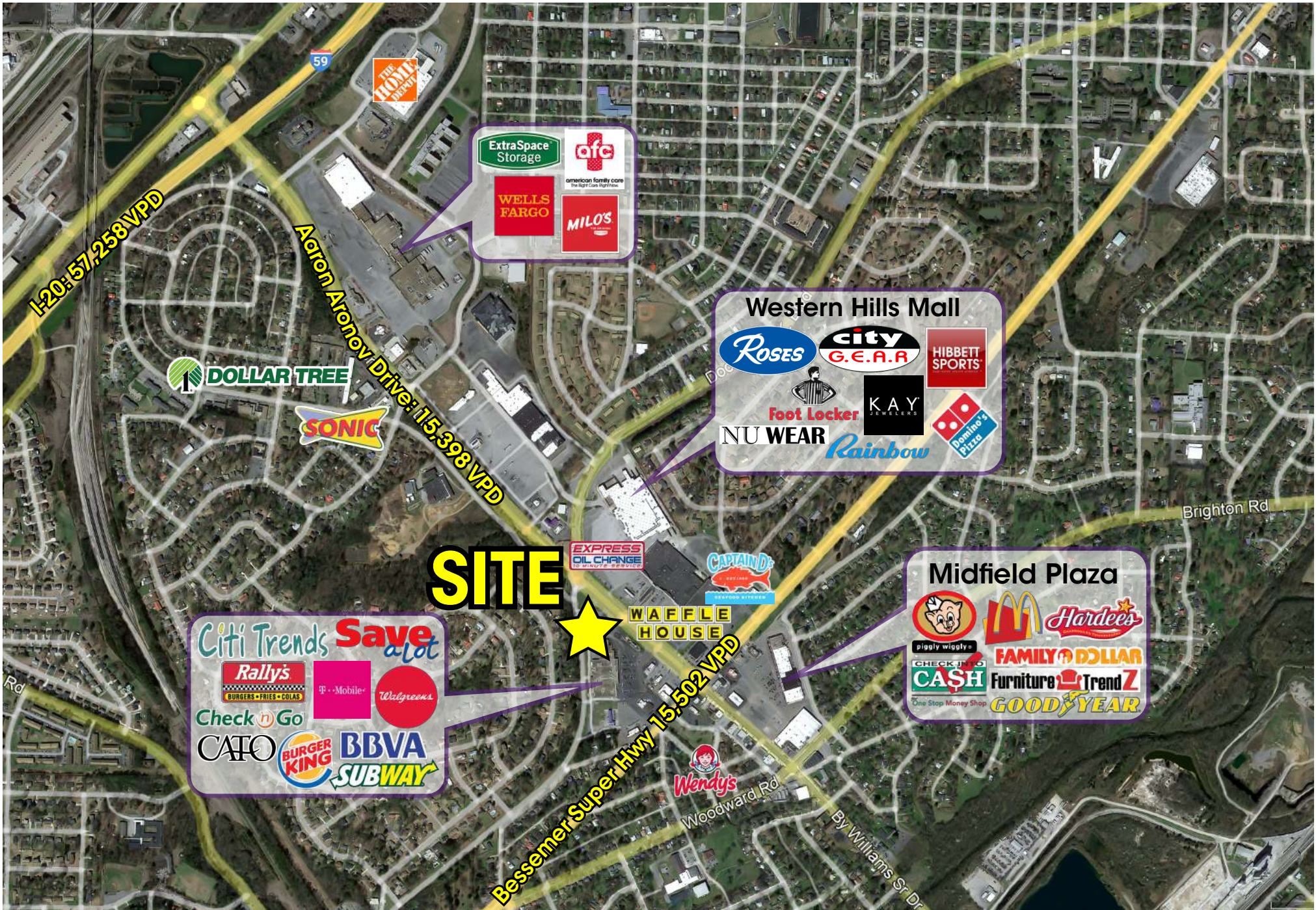
## CALL FOR PRICING

- ▶ National Tenants include: Advance Auto, Archwell Health, Save-A-Lot, Citi Trends, Subway, Check N Go, Shoe Show and Cato
- ▶ Across from West Hills Plaza, purchased for \$2,900,000 ±
- ▶ Cross access and cross parking



Commercial Real Estate Specialists  
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**ALEX BENSON**  
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## Executive Summary

7200 Aaron Aronov Dr, Fairfield, Alabama, 35064  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 33.46470  
 Longitude: -86.91425

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	22,126	96,735	194,265
2010 Population	19,927	80,666	168,798
2021 Population	19,176	77,089	164,877
2026 Population	19,031	76,420	165,309
2000-2010 Annual Rate	-1.04%	-1.80%	-1.40%
2010-2021 Annual Rate	-0.34%	-0.40%	-0.21%
2021-2026 Annual Rate	-0.15%	-0.17%	0.05%
2021 Male Population	44.6%	45.6%	47.0%
2021 Female Population	55.4%	54.4%	53.0%
2021 Median Age	40.7	39.9	39.0

In the identified area, the current year population is 164,877. In 2010, the Census count in the area was 168,798. The rate of change since 2010 was -0.21% annually. The five-year projection for the population in the area is 165,309 representing a change of 0.05% annually from 2021 to 2026. Currently, the population is 47.0% male and 53.0% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	5.1%	5.8%	17.3%
2021 Black Alone	93.4%	91.3%	78.1%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	0.1%	0.1%	0.9%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	0.6%	1.7%	2.3%
2021 Two or More Races	0.7%	0.9%	1.2%
2021 Hispanic Origin (Any Race)	1.3%	2.7%	3.8%

Persons of Hispanic origin represent 3.8% 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 40.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	35	34	39
2000 Households	8,468	36,086	75,766
2010 Households	7,887	31,269	67,766
2021 Total Households	7,611	30,084	66,655
2026 Total Households	7,547	29,832	67,179
2000-2010 Annual Rate	-0.71%	-1.42%	-1.11%
2010-2021 Annual Rate	-0.32%	-0.34%	-0.15%
2021-2026 Annual Rate	-0.17%	-0.17%	0.16%
2021 Average Household Size	2.41	2.50	2.37

The household count in this area has changed from 67,766 in 2010 to 66,655 in the current year, a change of -0.15% annually. The five-year projection of households is 67,179, a change of 0.16% annually from the current year total. Average household size is currently 2.37, compared to 2.40 in the year 2010. The number of families in the current year is 39,525 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.

May 18, 2022



## Executive Summary

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.1%	10.8%	11.7%
<b>Median Household Income</b>			
2021 Median Household Income	\$36,078	\$32,305	\$34,175
2026 Median Household Income	\$38,683	\$35,315	\$37,544
2021-2026 Annual Rate	1.40%	1.80%	1.90%
<b>Average Household Income</b>			
2021 Average Household Income	\$45,812	\$44,121	\$48,280
2026 Average Household Income	\$51,214	\$49,687	\$54,711
2021-2026 Annual Rate	2.25%	2.40%	2.53%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$18,128	\$17,377	\$19,638
2026 Per Capita Income	\$20,229	\$19,562	\$22,334
2021-2026 Annual Rate	2.22%	2.40%	2.61%
<b>Households by Income</b>			

Current median household income is \$34,175 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$37,544 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$48,280 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$54,711 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$19,638 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,334 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>	2014	2021	205
2021 Housing Affordability Index	214	221	205
2000 Total Housing Units	9,237	40,410	85,630
2000 Owner Occupied Housing Units	6,067	23,180	44,513
2000 Renter Occupied Housing Units	2,401	12,906	31,252
2000 Vacant Housing Units	769	4,324	9,865
2010 Total Housing Units	9,188	37,565	81,495
2010 Owner Occupied Housing Units	5,057	18,280	37,074
2010 Renter Occupied Housing Units	2,830	12,989	30,692
2010 Vacant Housing Units	1,301	6,296	13,729
2021 Total Housing Units	9,213	37,737	83,587
2021 Owner Occupied Housing Units	4,691	16,776	34,343
2021 Renter Occupied Housing Units	2,920	13,308	32,312
2021 Vacant Housing Units	1,602	7,653	16,932
2026 Total Housing Units	9,219	37,812	84,705
2026 Owner Occupied Housing Units	4,731	16,949	34,847
2026 Renter Occupied Housing Units	2,816	12,883	32,333
2026 Vacant Housing Units	1,672	7,980	17,526

Currently, 41.1% of the 83,587 housing units in the area are owner occupied; 38.7% renter occupied; and 20.3% 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 81,495 housing units in the area - 45.5% owner occupied, 37.7% renter occupied, and 16.8% vacant. The annual rate of change in housing units since 2010 is 1.13%. Median home value in the area is \$95,207, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 8.26% annually to \$141,580.

**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.

May 18, 2022