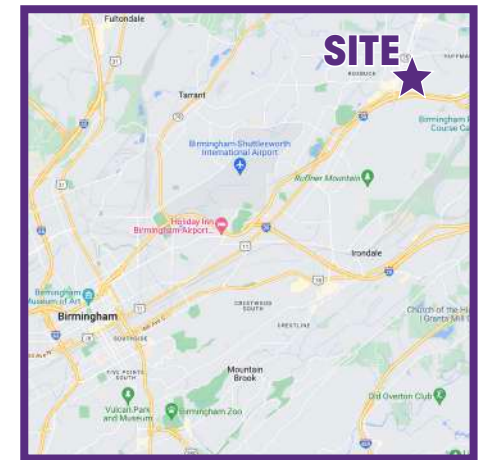




ROEBUCK PLAZA SPACE FOR LEASE

220-260 Gadsden Hwy,
Birmingham, AL 35235



SPACE FOR LEASE

- ▶ Suitable for retail, medical, office, and restaurant operators
- ▶ Space Available:
 - ▶ 12,000± SF
 - ▶ 5,500± SF
 - ▶ 4,800± SF
 - ▶ Various small shop spaces
- ▶ Co-tenants include: CVS, Octapharma Plasma, McDonald's, and O'Reilly's Auto Parts
- ▶ Located at the main intersection of Highway 11 and Roebuck Parkway seconds from I-59

CALL FOR PRICING

- ▶ Nearby retailers include: Walmart, Conn's, Planet Fitness, Harbor Freight, Arby's, Chick-fil-a, Shell and Chevron
- ▶ Excellent visibility with high traffic counts (42,398 VPD Parkway East)

	1 Mile	3 Miles	5 Miles
Population	5,248	40,906	104,727
Average HHI	\$66,435	\$62,535	\$67,604
Daytime Pop	4,966	37,363	107,183



www.southpace.com

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ALEX BENSON
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205-271-7240









Executive Summary

260 Gadsden Hwy, Birmingham, Alabama, 35235
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.58788
Longitude: -86.69564

	1 mile	3 miles	5 miles
Population			
2010 Population	5,172	42,411	106,338
2020 Population	5,286	41,297	105,193
2022 Population	5,248	40,906	104,727
2027 Population	5,144	40,117	103,305
2010-2020 Annual Rate	0.22%	-0.27%	-0.11%
2020-2022 Annual Rate	-0.32%	-0.42%	-0.20%
2022-2027 Annual Rate	-0.40%	-0.39%	-0.27%
2022 Male Population	47.9%	46.5%	46.6%
2022 Female Population	52.1%	53.5%	53.4%
2022 Median Age	42.9	38.9	38.6

In the identified area, the current year population is 104,727. In 2020, the Census count in the area was 105,193. The rate of change since 2020 was -0.20% annually. The five-year projection for the population in the area is 103,305 representing a change of -0.27% annually from 2022 to 2027. Currently, the population is 46.6% male and 53.4% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	27.4%	17.7%	27.6%
2022 Black Alone	63.7%	73.8%	62.8%
2022 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2022 Asian Alone	0.5%	0.5%	0.8%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	4.0%	3.9%	4.2%
2022 Two or More Races	4.0%	3.6%	4.1%
2022 Hispanic Origin (Any Race)	6.0%	6.0%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.0% 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 58.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	53	46	53
2010 Households	2,198	16,443	41,517
2020 Households	2,173	15,927	41,523
2022 Households	2,156	15,822	41,417
2027 Households	2,116	15,539	40,976
2010-2020 Annual Rate	-0.11%	-0.32%	0.00%
2020-2022 Annual Rate	-0.35%	-0.29%	-0.11%
2022-2027 Annual Rate	-0.37%	-0.36%	-0.21%
2022 Average Household Size	2.42	2.53	2.47

The household count in this area has changed from 41,523 in 2020 to 41,417 in the current year, a change of -0.11% annually. The five-year projection of households is 40,976, a change of -0.21% annually from the current year total. Average household size is currently 2.47, compared to 2.48 in the year 2020. The number of families in the current year is 26,590 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 15, 2022



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