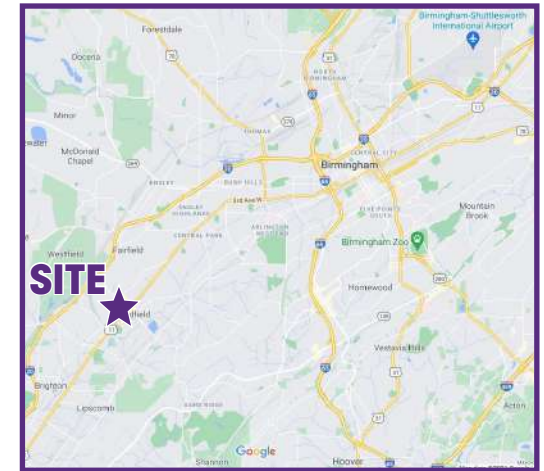




FREE-STANDING OUTPARCEL AVAILABLE

96 Aaron Aronov Drive, Midfield, AL 35228



SPACE FOR LEASE

- ▶ Approximately ±2,300 SF outparcel
- ▶ Signalized intersection with access to Aaron Aronov Dr.
- ▶ 125 feet of frontage on Aaron Aronov Dr. (±15,000 VPD)
- ▶ Outparcel of West Hills Plaza, which is a ±95,000 SF retail shopping center, currently 100% occupied
- ▶ National Tenants include: Advance Auto, Archwell Health, Save-A-Lot, Citi Trends, Subway, Check N Go, Shoe Show & Cato
- ▶ Across from Western Hills Malls, purchased for ±\$2,900,000

CALL FOR PRICING

- ▶ Cross access and cross parking
- ▶ Potential drive-thru

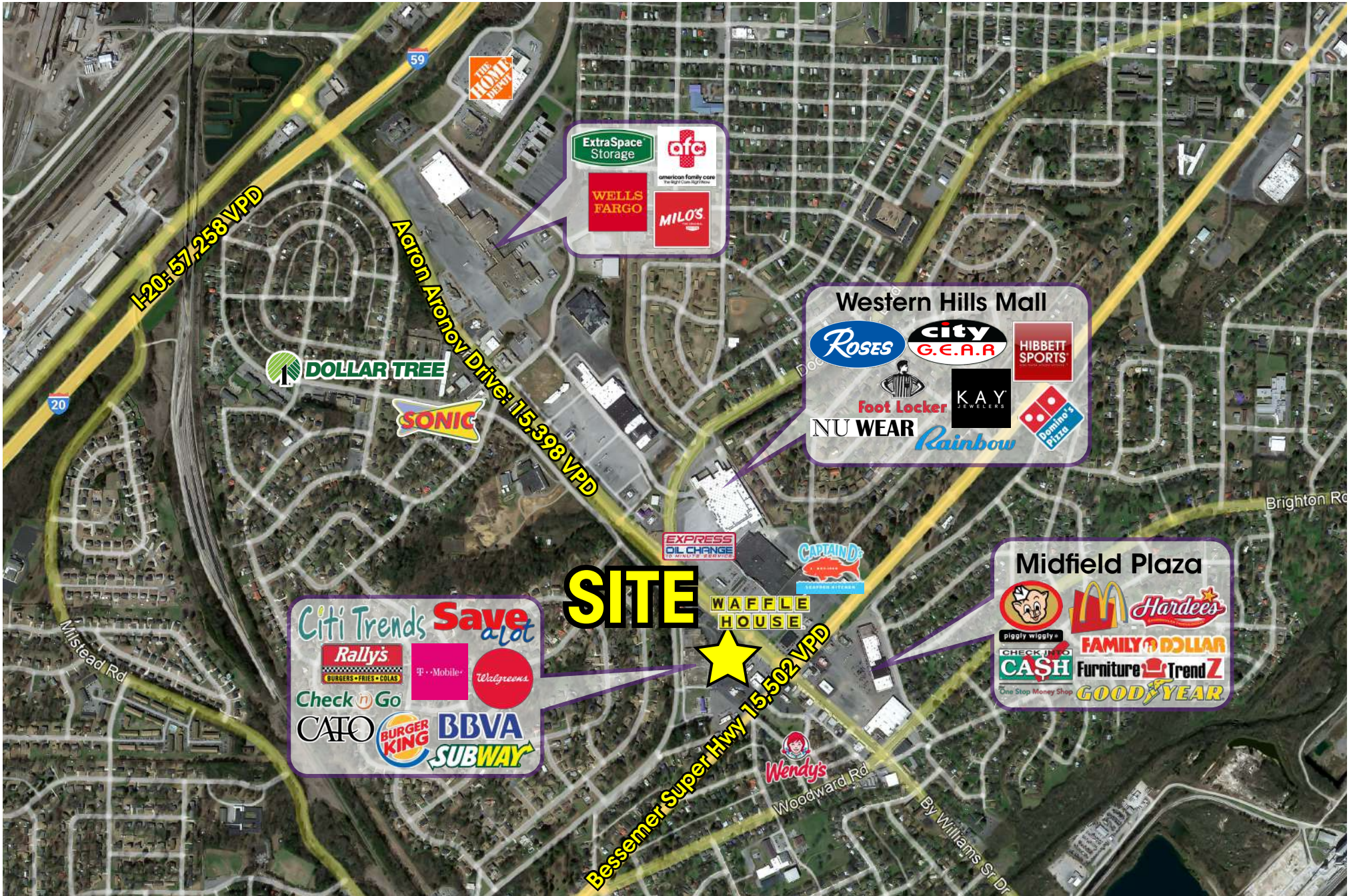
Demographics:

	1 Mile	3 Miles	5 Miles
Population	7,801	49,618	113,451
Average HHI	\$51,039	\$51,572	\$60,095
Daytime Pop	7,035	41,353	109,766



Commercial Real Estate Specialists
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ALEX BENSON
abenson@southspace.com
205.271.7240





Executive Summary

96 Weibel Dr, Birmingham, Alabama, 35228
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -86.91373

	1 mile	3 miles	5 miles
Population			
2010 Population	8,260	56,833	123,087
2020 Population	7,768	49,859	113,398
2022 Population	7,801	49,618	113,451
2027 Population	7,637	48,737	112,069
2010-2020 Annual Rate	-0.61%	-1.30%	-0.82%
2020-2022 Annual Rate	0.19%	-0.22%	0.02%
2022-2027 Annual Rate	-0.42%	-0.36%	-0.24%
2022 Male Population	44.6%	45.2%	46.1%
2022 Female Population	55.3%	54.8%	53.9%
2022 Median Age	40.9	39.7	39.1

In the identified area, the current year population is 113,451. In 2020, the Census count in the area was 113,398. The rate of change since 2020 was 0.02% annually. The five-year projection for the population in the area is 112,069 representing a change of -0.24% annually from 2022 to 2027. Currently, the population is 46.1% male and 53.9% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	3.2%	4.7%	15.4%
2022 Black Alone	93.1%	89.6%	77.4%
2022 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2022 Asian Alone	0.1%	0.1%	1.0%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.6%	2.7%	2.7%
2022 Two or More Races	1.9%	2.6%	3.1%
2022 Hispanic Origin (Any Race)	2.4%	4.3%	4.5%

Persons of Hispanic origin represent 4.5% 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 42.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	35	36	45
2010 Households	3,310	21,929	48,641
2020 Households	3,168	20,664	47,963
2022 Households	3,143	20,553	48,027
2027 Households	3,083	20,209	47,536
2010-2020 Annual Rate	-0.44%	-0.59%	-0.14%
2020-2022 Annual Rate	-0.35%	-0.24%	0.06%
2022-2027 Annual Rate	-0.38%	-0.34%	-0.21%
2022 Average Household Size	2.46	2.36	2.30

The household count in this area has changed from 47,963 in 2020 to 48,027 in the current year, a change of 0.06% annually. The five-year projection of households is 47,536, a change of -0.21% annually from the current year total. Average household size is currently 2.30, compared to 2.30 in the year 2020. The number of families in the current year is 29,684 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.



Executive Summary

96 Weibel Dr, Birmingham, Alabama, 35228
Rings : 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -86.91373

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.8%	13.4%	15.8%
Median Household Income			
2022 Median Household Income	\$37,895	\$36,640	\$40,523
2027 Median Household Income	\$46,933	\$42,932	\$50,176
2022-2027 Annual Rate	4.37%	3.22%	4.37%
Average Household Income			
2022 Average Household Income	\$51,039	\$51,572	\$60,095
2027 Average Household Income	\$61,925	\$61,753	\$71,940
2022-2027 Annual Rate	3.94%	3.67%	3.66%
Per Capita Income			
2022 Per Capita Income	\$21,062	\$21,531	\$25,530
2027 Per Capita Income	\$25,512	\$25,791	\$30,593
2022-2027 Annual Rate	3.91%	3.68%	3.68%
Households by Income			

Current median household income is \$40,523 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$50,176 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$60,095 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$71,940 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,530 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,593 in five years, compared to \$47,064 for all U.S. households

Housing	2020	2022	2027
Housing Affordability Index			
2010 Total Housing Units	129	184	157
2010 Owner Occupied Housing Units	3,778	26,058	58,282
2010 Renter Occupied Housing Units	2,142	13,618	28,280
2010 Vacant Housing Units	1,168	8,310	20,361
2020 Total Housing Units	468	4,129	9,641
2020 Vacant Housing Units	3,601	24,665	57,041
2020 Total Housing Units	433	4,001	9,078
2022 Total Housing Units	3,570	24,577	57,231
2022 Owner Occupied Housing Units	1,806	11,856	25,703
2022 Renter Occupied Housing Units	1,337	8,697	22,324
2022 Vacant Housing Units	427	4,024	9,204
2027 Total Housing Units	3,528	24,316	56,976
2027 Owner Occupied Housing Units	1,798	11,879	25,893
2027 Renter Occupied Housing Units	1,285	8,330	21,643
2027 Vacant Housing Units	445	4,107	9,440

Currently, 44.9% of the 57,231 housing units in the area are owner occupied; 39.0% are renter occupied; and 16.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 57,041 housing units in the area and 15.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.15%. Median home value in the area is \$121,463, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 8.86% annually to \$185,670.

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.