

1,978 SF FOR LEASE

EASTCHASE SHOPS

7700 EASTCHASE PARKWAY, MONTGOMERY, AL 36117

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030

www.TheRetailCompanies.com



This information contained herein was obtained from sources deemed to be reliable; however The Retail Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

CALL FOR PRICING

Bill Clements, CCIM

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Real Estate Is Our Passion

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SITE PLAN



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MARKET AERIAL



QUICK FACTS

- 3,000 SF endcap with pick-up window and patio seating
- Located in Montgomery's most desirable trade area
- Excellent visibility from Eastchase Parkway and easy access to Taylor Road & Chantilly Parkway
- Located close to Target, HomeGoods, Marshalls, Best Buy, & Burlington

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	4,276	39,091	85,473
2020 Population	5,109	42,580	92,099
2022 Population	5,127	42,893	92,229
2027 Population	5,114	42,835	91,813
2010-2020 Annual Rate	1.80%	0.86%	0.75%
2020-2022 Annual Rate	0.16%	0.33%	0.06%
2022-2027 Annual Rate	-0.05%	-0.03%	-0.09%
2022 Male Population	46.9%	47.5%	48.0%
2022 Female Population	53.1%	52.5%	52.0%
2022 Median Age	41.5	39.0	37.4

In the identified area, the current year population is 92,229. In 2020, the Census count in the area was 92,099. The rate of change since 2020 was 0.06% annually. The five-year projection for the population in the area is 91,813 representing a change of -0.09% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	49.8%	40.9%	36.4%
2022 Black Alone	33.5%	43.0%	50.3%
2022 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2022 Asian Alone	11.3%	10.5%	7.4%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	1.1%	1.2%	1.7%
2022 Two or More Races	4.1%	4.1%	3.8%
2022 Hispanic Origin (Any Race)	2.1%	2.8%	3.4%

Persons of Hispanic origin represent 3.4% 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 63.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	118	111	90
2010 Households	1,864	16,659	35,278
2020 Households	2,350	18,611	38,668
2022 Households	2,378	18,761	38,832
2027 Households	2,396	18,862	38,893
2010-2020 Annual Rate	2.34%	1.11%	0.92%
2020-2022 Annual Rate	0.53%	0.36%	0.19%
2022-2027 Annual Rate	0.15%	0.11%	0.03%
2022 Average Household Size	2.16	2.27	2.32

The household count in this area has changed from 38,668 in 2020 to 38,832 in the current year, a change of 0.19% annually. The five-year projection of households is 38,893, a change of 0.03% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2020. The number of families in the current year is 23,799 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	15.8%	17.0%	15.5%
Median Household Income			
2022 Median Household Income	\$79,972	\$80,128	\$72,480
2027 Median Household Income	\$89,612	\$91,638	\$82,929
2022-2027 Annual Rate	2.30%	2.72%	2.73%
Average Household Income			
2022 Average Household Income	\$116,544	\$111,062	\$97,804
2027 Average Household Income	\$133,775	\$128,272	\$113,896
2022-2027 Annual Rate	2.80%	2.92%	3.09%
Per Capita Income			
2022 Per Capita Income	\$55,617	\$48,670	\$41,633
2027 Per Capita Income	\$64,412	\$56,581	\$48,714
2022-2027 Annual Rate	2.98%	3.06%	3.19%

Households by Income

Current median household income is \$72,480 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$82,929 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,804 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$113,896 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$41,633 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$48,714 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	166	154	169
2010 Total Housing Units	1,985	17,752	37,990
2010 Owner Occupied Housing Units	1,252	10,636	22,132
2010 Renter Occupied Housing Units	616	6,004	13,146
2010 Vacant Housing Units	121	1,093	2,712
2020 Total Housing Units	2,538	19,717	41,453
2020 Vacant Housing Units	188	1,106	2,785
2022 Total Housing Units	2,577	19,966	41,801
2022 Owner Occupied Housing Units	1,403	11,753	23,869
2022 Renter Occupied Housing Units	974	7,008	14,964
2022 Vacant Housing Units	199	1,205	2,969
2027 Total Housing Units	2,591	20,014	41,896
2027 Owner Occupied Housing Units	1,416	11,888	24,080
2027 Renter Occupied Housing Units	980	6,974	14,813
2027 Vacant Housing Units	195	1,152	3,003

Currently, 57.1% of the 41,801 housing units in the area are owner occupied; 35.8%, renter occupied; and 7.1% 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 41,453 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.37%. Median home value in the area is \$212,738, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.29% annually to \$275,228.

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