

+/- 1,400 - 4,800 SF FOR LEASE

# EASTWOOD VILLAGE EAST

1676 MONTCLAIR RD, BIRMINGHAM, AL 35210

PROPERTY FOR LEASE



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

205.823.3030  
[www.TheRetailCompanies.com](http://www.TheRetailCompanies.com)



## QUICK FACTS

- 37,917 SF Walmart shadow center
- Located between Montclair Road and Crestwood Boulevard - East Birmingham's major retail hub
- Less than 1 mile from the new \$60M Amazon Distribution Center, the new Birmingham Veterans Affairs Medical Center, and I-20
- New national retailers to the area include Sola Salons and ACE Hardware

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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205.823.3070

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1841 Montclair Lane, Suite 102  
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**Brooks Corr, CCIM**

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## MARKET AERIAL



## TRAFFIC COUNTS

11,479 VPD

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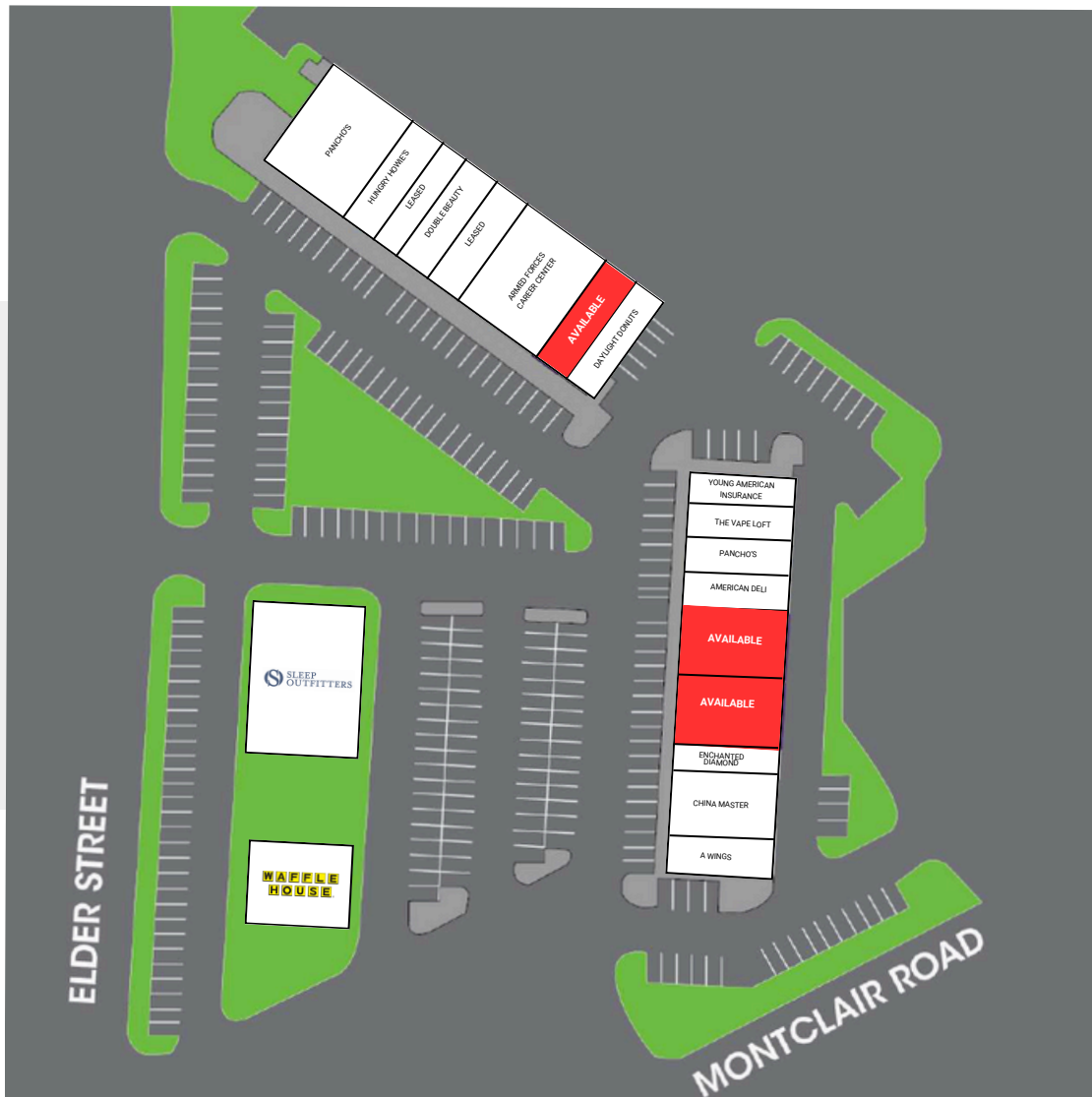
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## SITE PLAN



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,589	50,600	109,345
2020 Population	7,439	51,151	113,290
2024 Population	7,491	50,306	113,631
2029 Population	7,371	50,054	114,738
2010-2020 Annual Rate	-0.20%	0.11%	0.36%
2020-2024 Annual Rate	0.16%	-0.39%	0.07%
2024-2029 Annual Rate	-0.32%	-0.10%	0.19%
2020 Male Population	44.9%	46.9%	47.5%
2020 Female Population	55.1%	53.1%	52.5%
2020 Median Age	37.5	37.8	37.9
2024 Male Population	45.9%	47.7%	48.5%
2024 Female Population	54.1%	52.3%	51.5%
2024 Median Age	37.9	38.6	38.5

In the identified area, the current year population is 113,631. In 2020, the Census count in the area was 113,290. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 114,738 representing a change of 0.19% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 38.5, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	60.8%	55.6%	56.4%
2024 Black Alone	27.9%	36.2%	34.0%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2024 Asian Alone	1.6%	1.1%	1.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	4.4%	2.5%	3.0%
2024 Two or More Races	5.0%	4.2%	4.4%
2024 Hispanic Origin (Any Race)	7.4%	4.8%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 19.6% 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 61.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	69	110	114
2010 Households	3,487	20,673	46,420
2020 Households	3,448	21,410	48,956
2024 Households	3,367	21,062	48,971
2029 Households	3,320	21,105	49,937
2010-2020 Annual Rate	-0.11%	0.35%	0.53%
2020-2024 Annual Rate	-0.56%	-0.38%	0.01%
2024-2029 Annual Rate	-0.28%	0.04%	0.39%
2024 Average Household Size	2.02	2.30	2.25

The household count in this area has changed from 48,956 in 2020 to 48,971 in the current year, a change of 0.01% annually. The five-year projection of households is 49,937, a change of 0.39% annually from the current year total. Average household size is currently 2.25, compared to 2.26 in the year 2020. The number of families in the current year is 27,213 in the specified area.

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	23.6%	31.5%	34.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$68,478	\$72,581	\$71,241
2029 Median Household Income	\$78,020	\$80,931	\$80,788
2024-2029 Annual Rate	2.64%	2.20%	2.55%
<b>Average Household Income</b>			
2024 Average Household Income	\$94,056	\$120,482	\$125,272
2029 Average Household Income	\$106,477	\$136,007	\$141,351
2024-2029 Annual Rate	2.51%	2.45%	2.44%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,148	\$51,178	\$54,263
2029 Per Capita Income	\$48,734	\$58,124	\$61,716
2024-2029 Annual Rate	2.46%	2.58%	2.61%
<b>GINI Index</b>			
2024 Gini Index	38.7	45.5	45.9

### Households by Income

Current median household income is \$71,241 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,788 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$125,272 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$141,351 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$54,263 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$61,716 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	109	81	74
2010 Total Housing Units	3,833	24,284	54,650
2010 Owner Occupied Housing Units	1,886	13,538	28,320
2010 Renter Occupied Housing Units	1,601	7,135	18,101
2010 Vacant Housing Units	346	3,611	8,230
2020 Total Housing Units	3,853	24,104	54,988
2020 Owner Occupied Housing Units	1,811	13,344	28,193
2020 Renter Occupied Housing Units	1,637	8,066	20,763
2020 Vacant Housing Units	397	2,727	5,959
2024 Total Housing Units	3,806	23,968	55,438
2024 Owner Occupied Housing Units	1,786	13,140	28,174
2024 Renter Occupied Housing Units	1,581	7,922	20,797
2024 Vacant Housing Units	439	2,906	6,467
2029 Total Housing Units	3,808	24,182	56,520
2029 Owner Occupied Housing Units	1,765	13,058	28,256
2029 Renter Occupied Housing Units	1,556	8,047	21,681
2029 Vacant Housing Units	488	3,077	6,583

### Socioeconomic Status Index

2024 Socioeconomic Status Index	58.8	50.1	50.7
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Currently, 50.8% of the 55,438 housing units in the area are owner occupied; 37.5%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 54,988 housing units in the area and 10.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.19%. Median home value in the area is \$396,678, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.52% annually to \$494,713.

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