

0.81 ACRES | 1,635 SF QSR BUILDING

## FORMER SONIC DRIVE-IN

6625 AARON ARONOV DR. FAIRFIELD, AL 35064

PROPERTY FOR SALE



205.823.3030  
www.TheRetailCompanies.com

### PROPERTY PHOTO



### QUICK FACTS

- Drive through restaurant opportunity across from Western Hills Mall
- Directly adjacent to Dollar Tree across from newly constructed Milo's hamburgers
- Lighted intersection with four points of access

**\$250,000**

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.

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080



# FORMER SONIC DRIVE-IN

6625 AARON ARONOV DR. FAIRFIELD, AL 35064

PROPERTY FOR SALE



205.823.3030  
www.TheRetailCompanies.com

## MARKET AERIAL



## TRAFFIC COUNTS

AARON ARONOV DR: 16,710 VPD

**\$250,000**

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.

**Bill Clements, CCIM**  
Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**  
Brooks@TheRetailCompanies.com  
205.823.3080



# FORMER SONIC DRIVE-IN

6625 AARON ARONOV DR. FAIRFIELD, AL 35064

PROPERTY FOR SALE



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

205.823.3030  
www.TheRetailCompanies.com

## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	7,759	49,648	60,685
2020 Population	7,091	43,560	56,514
2024 Population	7,052	42,428	55,894
2029 Population	6,966	41,596	55,518
2010-2020 Annual Rate	-0.90%	-1.30%	-0.71%
2020-2024 Annual Rate	-0.13%	-0.62%	-0.26%
2024-2029 Annual Rate	-0.25%	-0.40%	-0.13%
2020 Male Population	44.2%	45.6%	45.7%
2020 Female Population	55.8%	54.4%	54.3%
2020 Median Age	40.9	41.5	39.6
2024 Male Population	45.1%	46.5%	46.4%
2024 Female Population	54.9%	53.5%	53.6%
2024 Median Age	41.2	42.1	39.9

In the identified area, the current year population is 55,894. In 2020, the Census count in the area was 56,514. The rate of change since 2020 was -0.26% annually. The five-year projection for the population in the area is 55,518 representing a change of -0.13% annually from 2024 to 2029. Currently, the population is 46.4% male and 53.6% female.

### Median Age

The median age in this area is 39.9, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	2.6%	5.9%	20.5%
2024 Black Alone	94.3%	88.2%	72.2%
2024 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2024 Asian Alone	0.1%	0.1%	0.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.4%	2.7%	3.0%
2024 Two or More Races	1.4%	2.6%	3.4%
2024 Hispanic Origin (Any Race)	2.2%	4.4%	5.1%

Persons of Hispanic origin represent 5.1% 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 49.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	55	41	44
2010 Households	3,143	18,798	24,339
2020 Households	2,852	18,018	23,824
2024 Households	2,795	17,510	23,355
2029 Households	2,754	17,219	23,307
2010-2020 Annual Rate	-0.97%	-0.42%	-0.21%
2020-2024 Annual Rate	-0.47%	-0.67%	-0.47%
2024-2029 Annual Rate	-0.30%	-0.33%	-0.04%
2024 Average Household Size	2.37	2.37	2.30

The household count in this area has changed from 23,824 in 2020 to 23,355 in the current year, a change of -0.47% annually. The five-year projection of households is 23,307, a change of -0.04% 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 13,389 in the specified area.

# \$250,000

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.

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080

# FORMER SONIC DRIVE-IN

6625 AARON ARONOV DR. FAIRFIELD, AL 35064

PROPERTY FOR SALE



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

205.823.3030  
www.TheRetailCompanies.com

## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.3%	15.0%	23.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$46,013	\$39,914	\$41,114
2029 Median Household Income	\$51,652	\$45,106	\$46,230
2024-2029 Annual Rate	2.34%	2.48%	2.37%
<b>Average Household Income</b>			
2024 Average Household Income	\$66,363	\$58,214	\$61,022
2029 Average Household Income	\$78,155	\$67,383	\$70,785
2024-2029 Annual Rate	3.33%	2.97%	3.01%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$26,197	\$24,314	\$25,599
2029 Per Capita Income	\$30,560	\$28,237	\$29,794
2024-2029 Annual Rate	3.13%	3.04%	3.08%
<b>GINI Index</b>			
2024 Gini Index	43.7	46.2	46.1
<b>Households by Income</b>			

Current median household income is \$41,114 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$46,230 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$61,022 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$70,785 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$25,599 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$29,794 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	115	171	110
2010 Total Housing Units	3,645	22,423	28,794
2010 Owner Occupied Housing Units	1,916	11,911	14,424
2010 Renter Occupied Housing Units	1,227	6,887	9,914
2010 Vacant Housing Units	502	3,625	4,455
2020 Total Housing Units	3,381	21,434	28,153
2020 Owner Occupied Housing Units	1,684	9,925	12,603
2020 Renter Occupied Housing Units	1,168	8,093	11,221
2020 Vacant Housing Units	469	3,394	4,442
2024 Total Housing Units	3,327	21,163	27,856
2024 Owner Occupied Housing Units	1,665	9,761	12,473
2024 Renter Occupied Housing Units	1,130	7,749	10,882
2024 Vacant Housing Units	532	3,653	4,501
2029 Total Housing Units	3,328	21,167	28,067
2029 Owner Occupied Housing Units	1,647	9,701	12,442
2029 Renter Occupied Housing Units	1,107	7,518	10,864
2029 Vacant Housing Units	574	3,948	4,760
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	43.4	42.8	43.5

Currently, 44.8% of the 27,856 housing units in the area are owner occupied; 39.1%, renter occupied; and 16.2% 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 28,153 housing units in the area and 15.8% vacant housing units. The annual rate of change in housing units since 2020 is -0.25%. Median home value in the area is \$152,917, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 10.67% annually to \$253,869.

**\$250,000**

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.

**Bill Clements, CCIM**

Bill@TheRetailCompanies.com  
205.823.3070

**Real Estate Is Our Passion**

1841 Montclair Lane, Suite 102  
Birmingham, AL 35216

**Brooks Corr, CCIM**

Brooks@TheRetailCompanies.com  
205.823.3080