

+/- 6,500 SF BUILDING - 0.96 ACRES

GARDENDALE FORMER RESTAURANT

896 DECATUR HWY GARDENDALE, AL 35071

FOR SALE / LEASE



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

205.823.3030
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PROPERTY PHOTO



QUICK FACTS

- Rare freestanding building opportunity in Gardendale on Hwy 31
- Ample parking with full access to Hwy 31
- Excellent pylon signage

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

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MARKET AERIAL



TRAFFIC COUNTS

HWY 31: 16,476 VPD

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	2,263	17,746	31,406
2020 Population	2,415	19,593	35,108
2024 Population	2,734	19,659	35,146
2029 Population	2,683	19,464	34,982
2010-2020 Annual Rate	0.65%	1.00%	1.12%
2020-2024 Annual Rate	2.96%	0.08%	0.03%
2024-2029 Annual Rate	-0.38%	-0.20%	-0.09%
2020 Male Population	46.7%	47.2%	46.9%
2020 Female Population	53.3%	52.8%	53.1%
2020 Median Age	41.7	41.0	40.2
2024 Male Population	47.7%	48.1%	47.9%
2024 Female Population	52.3%	51.9%	52.1%
2024 Median Age	41.3	41.1	40.6

In the identified area, the current year population is 35,146. In 2020, the Census count in the area was 35,108. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 34,982 representing a change of -0.09% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	70.9%	71.4%	66.3%
2024 Black Alone	18.0%	15.3%	21.4%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2024 Asian Alone	2.6%	1.5%	1.3%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	2.1%	5.6%	5.2%
2024 Two or More Races	5.9%	5.6%	5.3%
2024 Hispanic Origin (Any Race)	4.4%	8.4%	8.4%

Persons of Hispanic origin represent 8.4% 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 58.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	88	107	96
2010 Households	1,015	7,125	12,815
2020 Households	1,099	7,830	14,325
2024 Households	1,237	7,930	14,432
2029 Households	1,227	7,886	14,423
2010-2020 Annual Rate	0.80%	0.95%	1.12%
2020-2024 Annual Rate	2.82%	0.30%	0.18%
2024-2029 Annual Rate	-0.16%	-0.11%	-0.01%
2024 Average Household Size	2.19	2.46	2.41

The household count in this area has changed from 14,325 in 2020 to 14,432 in the current year, a change of 0.18% annually. The five-year projection of households is 14,423, a change of -0.01% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 9,496 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	22.3%	21.4%	21.8%
Median Household Income			
2024 Median Household Income	\$71,237	\$77,956	\$75,060
2029 Median Household Income	\$85,092	\$91,599	\$85,740
2024-2029 Annual Rate	3.62%	3.28%	2.70%
Average Household Income			
2024 Average Household Income	\$97,222	\$106,779	\$100,039
2029 Average Household Income	\$114,074	\$126,843	\$118,259
2024-2029 Annual Rate	3.25%	3.50%	3.40%
Per Capita Income			
2024 Per Capita Income	\$42,557	\$43,171	\$41,061
2029 Per Capita Income	\$50,393	\$51,493	\$48,730
2024-2029 Annual Rate	3.44%	3.59%	3.48%
GINI Index			
2024 Gini Index	41.2	40.1	40.4

Households by Income

Current median household income is \$75,060 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,740 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$100,039 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$118,259 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,061 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,730 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	115	120	117
2010 Total Housing Units	1,103	7,633	13,759
2010 Owner Occupied Housing Units	721	5,660	9,665
2010 Renter Occupied Housing Units	294	1,466	3,150
2010 Vacant Housing Units	88	508	944
2020 Total Housing Units	1,164	8,320	15,328
2020 Owner Occupied Housing Units	759	5,999	10,467
2020 Renter Occupied Housing Units	340	1,831	3,858
2020 Vacant Housing Units	66	464	999
2024 Total Housing Units	1,328	8,471	15,523
2024 Owner Occupied Housing Units	743	5,967	10,507
2024 Renter Occupied Housing Units	494	1,963	3,925
2024 Vacant Housing Units	91	541	1,091
2029 Total Housing Units	1,328	8,478	15,550
2029 Owner Occupied Housing Units	740	5,950	10,589
2029 Renter Occupied Housing Units	486	1,936	3,834
2029 Vacant Housing Units	101	592	1,127
Socioeconomic Status Index			
2024 Socioeconomic Status Index	50.2	53.3	52.7

Currently, 67.7% of the 15,523 housing units in the area are owner occupied; 25.3%, renter occupied; and 7.0% 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 15,328 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.30%. Median home value in the area is \$261,683, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.44% annually to \$357,532.

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