

1,400 - 2,100 SF FOR LEASE

MILLBROOK SHOPPING CENTER

3543 AL-14, MILLBROOK, AL 35064

PROPERTY FOR LEASE



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

205.823.3030
www.TheRetailCompanies.com

PROPERTY PHOTOS



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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MARKET AERIAL



QUICK FACTS

- Grocery anchored shopping center on Hwy 14 in the heart of Millbrook
- Excellent synergy with San Marcos, Front Porch Grill, and Food Outlet
- Ample, well-lit parking with several access points to Hwy 14 including traffic signals

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SITE AERIAL



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DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	2,816	10,943	16,283
2010 Population	4,199	14,564	22,480
2020 Population	4,376	17,066	24,020
2025 Population	4,585	17,999	24,779
2000-2010 Annual Rate	4.08%	2.90%	3.28%
2010-2020 Annual Rate	0.40%	1.56%	0.65%
2020-2025 Annual Rate	0.94%	1.07%	0.62%
2020 Male Population	48.3%	49.1%	49.1%
2020 Female Population	51.7%	50.9%	50.9%
2020 Median Age	34.8	36.9	36.8

In the identified area, the current year population is 24,020. In 2010, the Census count in the area was 22,480. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 24,779 representing a change of 0.62% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	71.4%	72.5%	72.5%
2020 Black Alone	21.4%	21.9%	21.1%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2020 Asian Alone	0.9%	0.8%	2.1%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	2.6%	1.9%	1.5%
2020 Two or More Races	3.2%	2.4%	2.2%
2020 Hispanic Origin (Any Race)	5.3%	4.1%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.8% 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 47.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	57	65	60
2000 Households	1,103	3,737	4,599
2010 Households	1,702	5,196	7,398
2020 Total Households	1,795	6,052	8,047
2025 Total Households	1,883	6,378	8,328
2000-2010 Annual Rate	4.43%	3.35%	4.87%
2010-2020 Annual Rate	0.52%	1.50%	0.82%
2020-2025 Annual Rate	0.96%	1.05%	0.69%
2020 Average Household Size	2.44	2.80	2.73

The household count in this area has changed from 7,398 in 2010 to 8,047 in the current year, a change of 0.82% annually. The five-year projection of households is 8,328, a change of 0.69% annually from the current year total. Average household size is currently 2.73, compared to 2.73 in the year 2010. The number of families in the current year is 5,796 in the specified area.

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Mortgage Income			
2020 Percent of Income for Mortgage	13.5%	11.4%	12.9%
Median Household Income			
2020 Median Household Income	\$56,601	\$61,775	\$59,999
2025 Median Household Income	\$59,156	\$64,575	\$63,422
2020-2025 Annual Rate	0.89%	0.89%	1.12%
Average Household Income			
2020 Average Household Income	\$70,015	\$73,543	\$73,247
2025 Average Household Income	\$76,885	\$80,336	\$79,880
2020-2025 Annual Rate	1.89%	1.78%	1.75%
Per Capita Income			
2020 Per Capita Income	\$26,256	\$26,429	\$25,211
2025 Per Capita Income	\$28,868	\$28,856	\$27,548
2020-2025 Annual Rate	1.91%	1.77%	1.79%

Households by Income

Current median household income is \$59,999 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$63,422 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$73,247 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,880 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,211 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,548 in five years, compared to \$37,691 for all U.S. households

Housing

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Housing Affordability Index	191	229	202
2000 Total Housing Units	1,148	3,992	4,902
2000 Owner Occupied Housing Units	761	3,147	3,644
2000 Renter Occupied Housing Units	342	590	956
2000 Vacant Housing Units	45	255	302
2010 Total Housing Units	1,815	5,765	7,930
2010 Owner Occupied Housing Units	1,137	4,101	4,813
2010 Renter Occupied Housing Units	565	1,095	2,585
2010 Vacant Housing Units	113	569	532
2020 Total Housing Units	1,991	6,653	8,700
2020 Owner Occupied Housing Units	1,099	4,498	4,857
2020 Renter Occupied Housing Units	695	1,554	3,190
2020 Vacant Housing Units	196	601	653
2025 Total Housing Units	2,102	7,057	9,098
2025 Owner Occupied Housing Units	1,143	4,730	5,038
2025 Renter Occupied Housing Units	739	1,648	3,290
2025 Vacant Housing Units	219	679	770

Currently, 55.8% of the 8,700 housing units in the area are owner occupied; 36.7%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 7,930 housing units in the area - 60.7% owner occupied, 32.6% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 4.20%. Median home value in the area is \$184,715, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.80% annually to \$192,185.

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