

1,200 - 2,400 SF FOR LEASE

# RED MOUNTAIN PLAZA

48 GREEN SPRINGS HWY, HOMEWOOD, AL 35209

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com

## PROPERTY PHOTO



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**  
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



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## AERIAL



## QUICK FACTS

- Established shopping center with strong tenant mix on Greensprings Hwy
- Ample parking with available pylon signage with nearby synergy of Walmart, Publix, and Aldi
- Excellent access to downtown Birmingham, Homewood, and Interstate 65

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## DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	12,585	74,390	117,813
2010 Population	12,320	67,496	108,221
2021 Population	12,766	69,241	107,559
2026 Population	12,854	71,121	108,908
2000-2010 Annual Rate	-0.21%	-0.97%	-0.85%
2010-2021 Annual Rate	0.32%	0.23%	-0.05%
2021-2026 Annual Rate	0.14%	0.54%	0.25%
2021 Male Population	49.9%	47.5%	47.6%
2021 Female Population	50.1%	52.5%	52.4%
2021 Median Age	31.5	34.7	39.9

In the identified area, the current year population is 107,559. In 2010, the Census count in the area was 108,221. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 108,908 representing a change of 0.25% annually from 2021 to 2026. Currently, the population is 47.6% male and 52.4% female.

### Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	30.6%	42.4%	43.6%
2021 Black Alone	54.9%	49.8%	51.2%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2021 Asian Alone	1.6%	3.0%	2.4%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	10.3%	2.9%	1.3%
2021 Two or More Races	2.0%	1.7%	1.4%
2021 Hispanic Origin (Any Race)	16.5%	5.4%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 18.9% 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 57.2 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	50	73	110
2000 Households	6,407	31,511	47,659
2010 Households	5,684	28,794	44,902
2021 Total Households	5,705	29,660	44,970
2026 Total Households	5,717	30,724	45,722
2000-2010 Annual Rate	-1.19%	-0.90%	-0.59%
2010-2021 Annual Rate	0.03%	0.26%	0.01%
2021-2026 Annual Rate	0.04%	0.71%	0.33%
2021 Average Household Size	2.24	2.15	2.28

The household count in this area has changed from 44,902 in 2010 to 44,970 in the current year, a change of 0.01% annually. The five-year projection of households is 45,722, a change of 0.33% annually from the current year total. Average household size is currently 2.28, compared to 2.30 in the year 2010. The number of families in the current year is 25,661 in the specified area.

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	22.4%	27.1%	20.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$38,980	\$43,147	\$52,336
2026 Median Household Income	\$43,680	\$48,854	\$57,468
2021-2026 Annual Rate	2.30%	2.52%	1.89%
<b>Average Household Income</b>			
2021 Average Household Income	\$59,787	\$75,646	\$94,093
2026 Average Household Income	\$67,540	\$84,533	\$104,617
2021-2026 Annual Rate	2.47%	2.25%	2.14%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$26,722	\$32,504	\$39,543
2026 Per Capita Income	\$30,035	\$36,627	\$44,090
2021-2026 Annual Rate	2.37%	2.42%	2.20%

### Households by Income

Current median household income is \$52,336 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$57,468 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$94,093 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$104,617 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$39,543 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$44,090 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	105	89	116
2000 Total Housing Units	6,996	36,020	52,833
2000 Owner Occupied Housing Units	2,166	14,277	28,750
2000 Renter Occupied Housing Units	4,241	17,234	18,909
2000 Vacant Housing Units	589	4,509	5,174
2010 Total Housing Units	6,912	34,837	52,213
2010 Owner Occupied Housing Units	1,901	12,866	26,116
2010 Renter Occupied Housing Units	3,783	15,928	18,786
2010 Vacant Housing Units	1,228	6,043	7,311
2021 Total Housing Units	7,018	37,246	53,284
2021 Owner Occupied Housing Units	1,781	12,233	24,597
2021 Renter Occupied Housing Units	3,924	17,426	20,372
2021 Vacant Housing Units	1,313	7,586	8,314
2026 Total Housing Units	7,045	38,469	54,180
2026 Owner Occupied Housing Units	1,812	12,576	25,065
2026 Renter Occupied Housing Units	3,905	18,148	20,657
2026 Vacant Housing Units	1,328	7,745	8,458

Currently, 46.2% of the 53,284 housing units in the area are owner occupied; 38.2%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 52,213 housing units in the area - 50.0% owner occupied, 36.0% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 0.91%. Median home value in the area is \$257,405, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.75% annually to \$340,373.

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