

1,200 - 24,306 SF FOR LEASE

# WEST TOWN PLAZA SHOPPING CENTER

500 WEST TOWN PLAZA, BESSEMER, AL 35020

PROPERTY FOR LEASE



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

205.823.3030

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



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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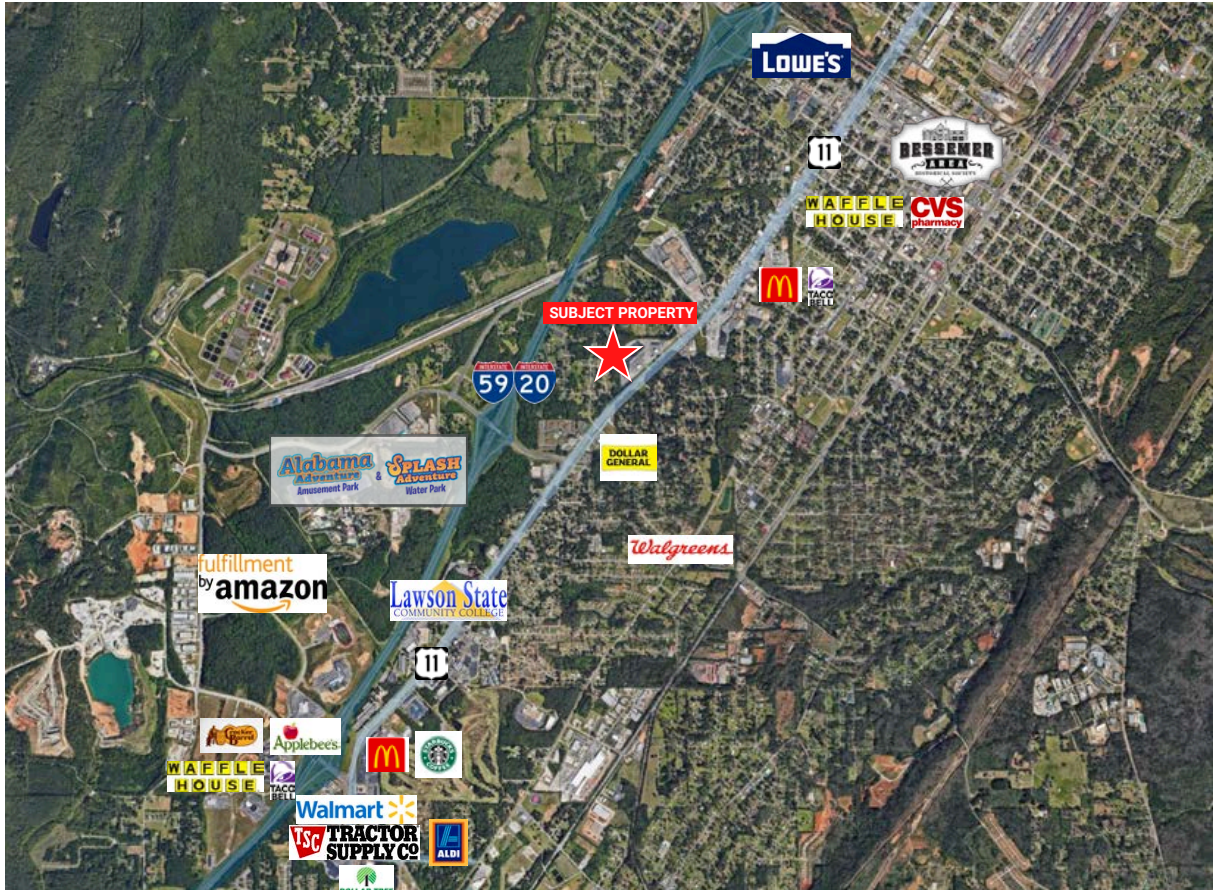
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## AERIAL



## QUICK FACTS

- Prominent shopping center with great visibility
- Anchor Tenants include Planet Fitness, Citi Trends, Farmer's Furniture, Captain D's, T Mobile, Davita Dialysis, and Wingstop
- Pylon signage available
- Nearby developments include the new Amazon Fulfillment center, Carvana fulfillment center, and Fedex distribution center

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## SITE PLAN



SUITE	TENANT	SPACE SIZE	SUITE	TENANT	SPACE SIZE	SUITE	TENANT	SPACE SIZE
1	Available	10,270 SF	9	Farmer's Furniture	22,509 SF	17	Available	1,200 SF
2	DaVita Center	5,891 SF	10	Available	24,306 SF	18	Available	1,200 SF
3	Available	4,167 SF	11	Available	2,400 SF	19	Pizza Hut	1,900 SF
4	Citi Trends	16,400 SF	12	Available	1,200 SF	20	Wingstop	2,600 SF
5	Available	10,000 SF	13	Credit Central	1,200 SF	21	Check N Go	1,700 SF
6	Hair Show	16,000 SF	14	Available	1,200 SF	22	T-Mobile	1,500 SF
7	America's Thrift	111,250 SF	15	Singer Sewing	1,200 SF	23	Hometown Pharmacy	4,800 SF
8	Planet Fitness	19,500 SF	16	Available	1,200 SF	24	Captain D's	4,500 SF

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,187	29,757	60,803
2020 Population	4,076	29,005	61,449
2023 Population	4,106	28,484	60,971
2028 Population	4,086	28,311	60,924
2010-2020 Annual Rate	-0.27%	-0.26%	0.11%
2020-2023 Annual Rate	0.23%	-0.56%	-0.24%
2023-2028 Annual Rate	-0.10%	-0.12%	-0.02%
2020 Male Population	46.6%	46.8%	46.7%
2020 Female Population	53.4%	53.2%	53.3%
2020 Median Age	40.1	39.2	39.9
2023 Male Population	46.6%	46.9%	47.4%
2023 Female Population	53.4%	53.1%	52.6%
2023 Median Age	39.0	40.0	40.8

In the identified area, the current year population is 60,971. In 2020, the Census count in the area was 61,449. The rate of change since 2020 was -0.24% annually. The five-year projection for the population in the area is 60,924 representing a change of -0.02% annually from 2023 to 2028. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	13.6%	22.9%	31.5%
2023 Black Alone	76.7%	66.3%	57.9%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2023 Asian Alone	0.1%	0.2%	0.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	4.9%	5.5%	5.0%
2023 Two or More Races	4.3%	4.7%	4.6%
2023 Hispanic Origin (Any Race)	8.5%	9.2%	8.3%

Persons of Hispanic origin represent 8.3% of the population in the identified area compared to 19.4% 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 62.8 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	33	39	50
2010 Households	1,804	11,724	23,892
2020 Households	1,794	11,742	24,817
2023 Households	1,767	11,754	24,760
2028 Households	1,767	11,761	24,954
2010-2020 Annual Rate	-0.06%	0.02%	0.38%
2020-2023 Annual Rate	-0.47%	0.03%	-0.07%
2023-2028 Annual Rate	0.00%	0.01%	0.16%
2023 Average Household Size	2.31	2.41	2.43

The household count in this area has changed from 24,817 in 2020 to 24,760 in the current year, a change of -0.07% annually. The five-year projection of households is 24,954, a change of 0.16% annually from the current year total. Average household size is currently 2.43, compared to 2.45 in the year 2020. The number of families in the current year is 16,109 in the specified area.

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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	25.2%	21.9%	21.4%
<b>Median Household Income</b>			
2023 Median Household Income	\$35,877	\$38,998	\$46,207
2028 Median Household Income	\$39,543	\$44,022	\$52,029
2023-2028 Annual Rate	1.96%	2.45%	2.40%
<b>Average Household Income</b>			
2023 Average Household Income	\$50,887	\$55,076	\$64,718
2028 Average Household Income	\$60,319	\$64,166	\$75,750
2023-2028 Annual Rate	3.46%	3.10%	3.20%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$21,170	\$22,497	\$26,158
2028 Per Capita Income	\$25,270	\$26,365	\$30,854
2023-2028 Annual Rate	3.60%	3.22%	3.36%
<b>GINI Index</b>			
2023 Gini Index	45.1	44.6	43.8

### Households by Income

Current median household income is \$46,207 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$52,029 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$64,718 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$75,750 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$26,158 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,854 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	102	116	118
2010 Total Housing Units	2,068	13,479	27,073
2010 Owner Occupied Housing Units	974	7,154	16,160
2010 Renter Occupied Housing Units	830	4,570	7,734
2010 Vacant Housing Units	264	1,755	3,181
2020 Total Housing Units	2,010	13,379	27,777
2020 Owner Occupied Housing Units	900	6,455	15,390
2020 Renter Occupied Housing Units	894	5,287	9,427
2020 Vacant Housing Units	222	1,597	2,993
2023 Total Housing Units	2,012	13,401	27,835
2023 Owner Occupied Housing Units	949	6,705	15,605
2023 Renter Occupied Housing Units	818	5,049	9,155
2023 Vacant Housing Units	245	1,647	3,075
2028 Total Housing Units	2,021	13,447	28,101
2028 Owner Occupied Housing Units	979	6,825	15,800
2028 Renter Occupied Housing Units	788	4,936	9,154
2028 Vacant Housing Units	254	1,686	3,147
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	38.7	39.6	43.0

Currently, 56.1% of the 27,835 housing units in the area are owner occupied; 32.9%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 27,777 housing units in the area and 10.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.06%. Median home value in the area is \$164,784, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.35% annually to \$176,179.

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