

FOR LEASE

Fultondale Promenade

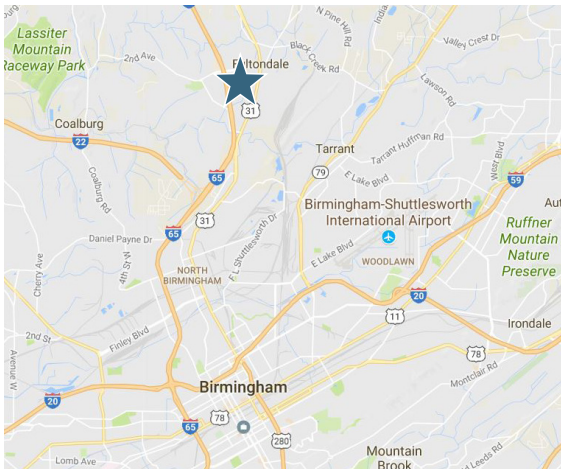
3452 Lowery Parkway | Fultondale, AL



Overview

AVAILABLE 1,450 SF

RATE Call for Rates



Contact

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Description

- Outstanding opportunity in this development anchored by Target, JCPenney, Ross Dress for Less, Five Below, Shoe Dept. | ENCORE, and Books-A-Million
- High Visibility and Access from I-65
- Ideal location at the intersection of I-65 and Walker Chapel Road

Demographics

	5 MINUTE	10 MINUTE	15 MINUTE
Total Population	3,352	26,551	100,698
Total Households	1,198	10,564	41,705
Average HH Income	\$59,432	\$62,883	\$55,147

Year: 2019 | Source: Esri

Traffic Counts

Interstate 65, N of Site	77,580 VPD
Interstate 65, S of Site	82,269 VPD
Walker Chapel Road, Adjacent to Site	22,394 VPD
Decatur Highway, E of Site	21,476 VPD

Year: 2019 | Source: ALDOT

SRS REAL ESTATE PARTNERS | 304 20th Street South | Birmingham, AL 35233 | 205.259.2195

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FULTONDALE PROMENADE

CHURCH OF THE HIGHLANDS
4,000 +/- MEMBERS

77,580 AADT

31

15,476 VPD

REPUBLIC AVE

DOLLAR GENERAL

Winn-Dixie

RITE AID

LAQUINTA
INNS & SUITES

SHONEY'S
Holiday Inn

Comfort
INN & SUITES

LOWE'S

FAIRFIELD
INN
Marriott

Applebee's

ZAXBY'S

Jack's

Hardee's

CVS
pharmacy

OUTBACK
STEAKHOUSES

Hampton
by Hilton

BURGER KING

WALKER CHAPEL RD

Waffle House

SUBWAY

TACO BELL

ALDI

22,394 VPD

Arby's

McDonald's

Fall Man

LOWERY PKWY

SITE

STIX

LOAN'S
ROADHOUSE

MUGSHOTS

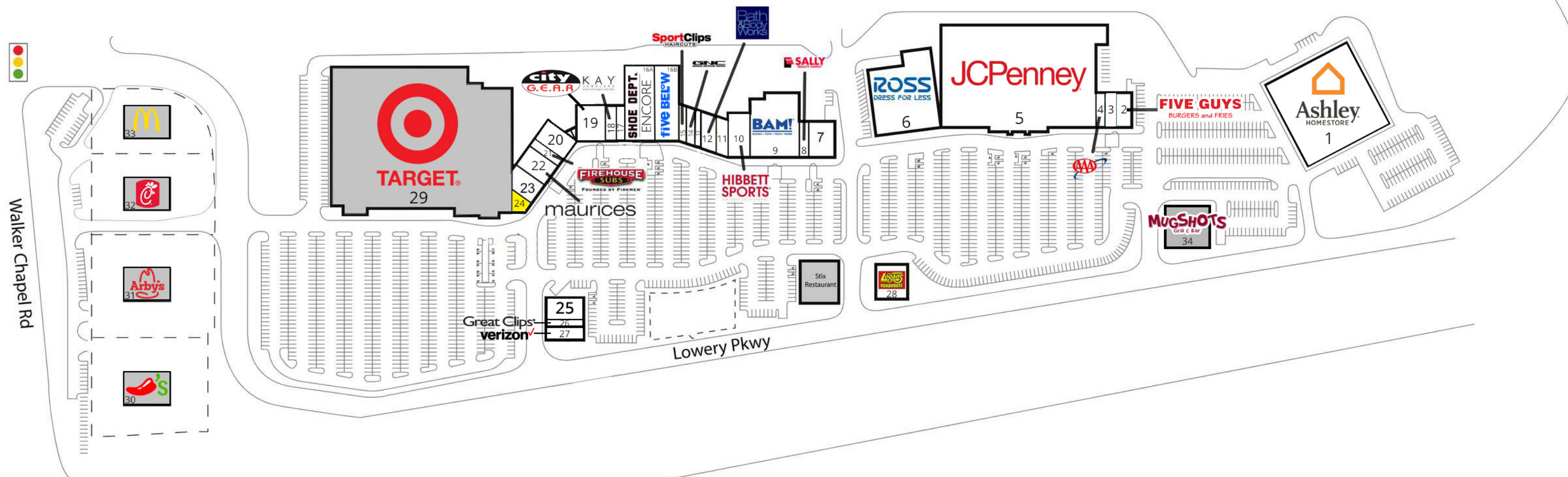
SPRINGHILL
SUITES
Marriott

DECATUR HWY

21,476 VPD

82,269 VPD

24,478 VPD



TENANT LISTING

1	Ashley Furniture Homestore	40,044 SF	13	Luxe Nails	1,200 SF	24 AVAILABLE	1,450 SF	
2	Five Guys Burgers & Fries	2,860 SF	14	GNC	1,600 SF	25	Therapy South	4,232 SF
3	Faye Chambers, DMD	1,669 SF	15	Sport Clips	1,440 SF	26	Great Clips	1,267 SF
4	AAA	1,600 SF	16A	SHOE DEPT. ENCORE	10,000 SF	27	Verizon	2,533 SF
5	J.C. Penney	83,675 SF	16B	Five Below	9,000 SF	28	Logan's Roadhouse	6,500 SF
6	Ross Dress for Less	25,000 SF	17	OneMain Financial, Inc.	1,600 SF	29	Target	6,500 SF
7	Casa Fiesta	4,617 SF	18	Kay Jewelers	1,910 SF	30	Chili's Bar & Grill	
8	Sally Beauty Supply	1,600 SF	19	City Gear	5,200 SF	31	Arby's	
9	Books-A-Million	15,500 SF	20	Oasis Nail Lounge	4,000 SF	32	Chick-fil-A	
10	Hibbett Sporting Goods	4,975 SF	21	Firehouse Subs	1,600 SF	33	McDonald's	
11	The Scrub Shop	2,028 SF	22	Maurices	4,200 SF	34	Mugshots Grill & Bar	
12	Bath & Body Works	2,830 SF	23	America's Best	3,584 SF			

Executive Summary

3452 Lowery Parkway | Fultondale, AL



	5 minutes	10 minutes	15 minutes
Population			
2000 Population	3,031	25,617	107,756
2010 Population	3,185	25,851	99,713
2019 Population	3,352	26,551	100,698
2024 Population	3,472	26,935	101,507
2000-2010 Annual Rate	0.50%	0.09%	-0.77%
2010-2019 Annual Rate	0.55%	0.29%	0.11%
2019-2024 Annual Rate	0.71%	0.29%	0.16%
2019 Male Population	47.9%	47.6%	47.6%
2019 Female Population	52.0%	52.4%	52.4%
2019 Median Age	35.1	40.8	39.2

In the identified area, the current year population is 100,698. In 2010, the Census count in the area was 99,713. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 101,507 representing a change of 0.16% annually from 2019 to 2024. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	65.8%	56.2%	35.2%
2019 Black Alone	25.9%	37.7%	59.9%
2019 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2019 Asian Alone	1.1%	0.9%	0.8%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Other Race	3.8%	3.1%	2.3%
2019 Two or More Races	2.7%	1.7%	1.4%
2019 Hispanic Origin (Any Race)	8.7%	6.2%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.6% 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 55.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	47	63	52
2000 Households	1,198	10,564	41,705
2010 Households	1,261	10,843	39,243
2019 Total Households	1,331	11,149	39,764
2024 Total Households	1,380	11,307	40,190
2000-2010 Annual Rate	0.51%	0.26%	-0.61%
2010-2019 Annual Rate	0.59%	0.30%	0.14%
2019-2024 Annual Rate	0.73%	0.28%	0.21%
2019 Average Household Size	2.52	2.36	2.41

The household count in this area has changed from 39,243 in 2010 to 39,764 in the current year, a change of 0.14% annually. The five-year projection of households is 40,190, a change of 0.21% annually from the current year total. Average household size is currently 2.41, compared to 2.42 in the year 2010. The number of families in the current year is 24,383 in the specified area.

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	17.6%	15.9%	16.9%
Median Household Income			
2019 Median Household Income	\$47,597	\$46,873	\$38,049
2024 Median Household Income	\$51,988	\$53,283	\$43,135
2019-2024 Annual Rate	1.78%	2.60%	2.54%
Average Household Income			
2019 Average Household Income	\$59,432	\$62,883	\$55,147
2024 Average Household Income	\$68,494	\$72,862	\$63,967
2019-2024 Annual Rate	2.88%	2.99%	3.01%
Per Capita Income			
2019 Per Capita Income	\$25,526	\$26,188	\$22,212
2024 Per Capita Income	\$29,422	\$30,358	\$25,756
2019-2024 Annual Rate	2.88%	3.00%	3.00%

Households by Income

Current median household income is \$38,049 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$43,135 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$55,147 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$63,967 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,212 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$25,756 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	143	158	147
2000 Total Housing Units	1,283	11,498	46,983
2000 Owner Occupied Housing Units	732	7,240	26,138
2000 Renter Occupied Housing Units	466	3,323	15,568
2000 Vacant Housing Units	85	935	5,277
2010 Total Housing Units	1,385	12,110	45,764
2010 Owner Occupied Housing Units	705	7,099	23,540
2010 Renter Occupied Housing Units	556	3,744	15,703
2010 Vacant Housing Units	124	1,267	6,521
2019 Total Housing Units	1,424	12,504	47,089
2019 Owner Occupied Housing Units	671	6,751	21,831
2019 Renter Occupied Housing Units	660	4,398	17,933
2019 Vacant Housing Units	93	1,355	7,325
2024 Total Housing Units	1,463	12,688	47,758
2024 Owner Occupied Housing Units	704	6,900	22,001
2024 Renter Occupied Housing Units	676	4,407	18,189
2024 Vacant Housing Units	83	1,381	7,568

Currently, 46.4% of the 47,089 housing units in the area are owner occupied; 38.1%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 45,764 housing units in the area - 51.4% owner occupied, 34.3% renter occupied, and 14.2% vacant. The annual rate of change in housing units since 2010 is 1.28%. Median home value in the area is \$131,133, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.83% annually to \$143,594.