

FOR SALE Fully Leased Investment Property

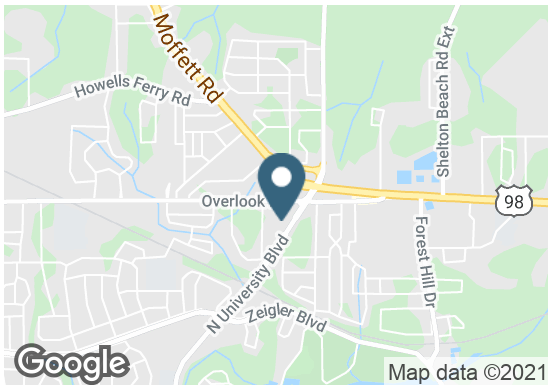
5300 Overlook Road | Mobile, AL



Overview

SALE PRICE Contact Broker

BUILDING SIZE 3,192 SF



Highlights

- Outparcel of Overlook Village Shopping Center
- Excellent visibility
- NOI ±\$19,000
- Cotenant Dollar Tree
- Nearby area retail includes Walmart, Meineke, Boost Mobile, McDonald's, Waffle House, Taco Bell, AutoZone, and KFC
- Less than three miles from I-65

Demographics

	1 MILE	3 MILES	5 MILES
Population	5,721	40,113	129,751
Average HH Income	\$57,891	\$72,274	\$58,527
Total Daytime Population	5,238	38,365	146,060

Year: 2020 | Source: Esri

Contact

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Traffic Counts

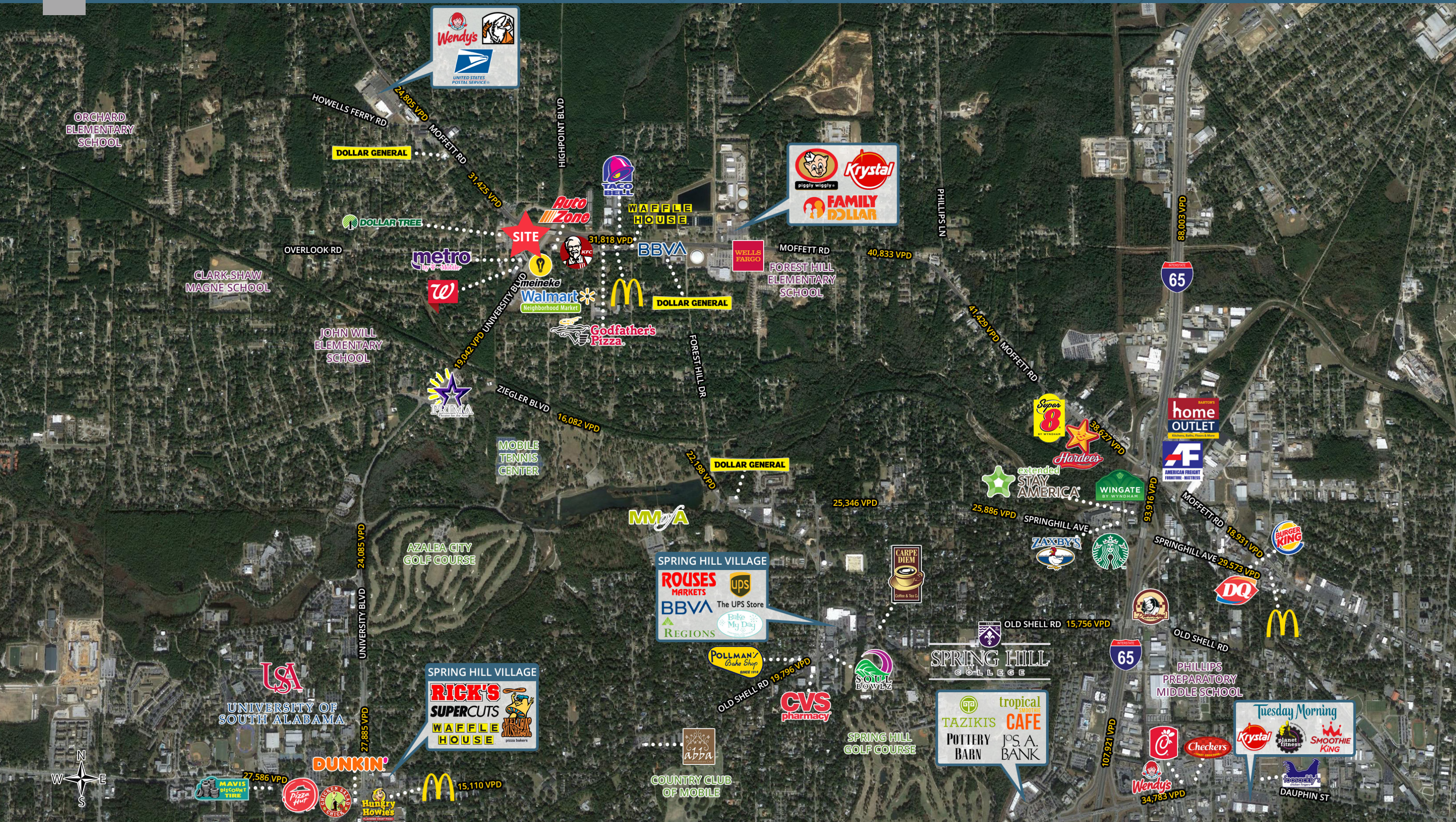
Moffett Road, NW of Site	31,425 VPD
Moffett Road, E of Site	31,818 VPD
University Boulevard, S of Site	19,042 VPD
I-65, SE of Site	93,916 VPD

Year: 2019 | Source: ALDOT

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

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Executive Summary

5300 Overlook Road | Mobile, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	5,514	39,465	129,256
2010 Population	5,762	39,487	128,109
2020 Population	5,721	40,113	129,751
2025 Population	5,720	40,521	130,992
2000-2010 Annual Rate	0.44%	0.01%	-0.09%
2010-2020 Annual Rate	-0.07%	0.15%	0.12%
2020-2025 Annual Rate	0.00%	0.20%	0.19%
2020 Male Population	47.2%	46.8%	46.9%
2020 Female Population	52.8%	53.2%	53.1%
2020 Median Age	38.9	35.9	37.1

In the identified area, the current year population is 129,751. In 2010, the Census count in the area was 128,109. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 130,992 representing a change of 0.19% annually from 2020 to 2025. Currently, the population is 46.9% male and 53.1% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	37.2%	48.1%	42.8%
2020 Black Alone	59.6%	46.6%	51.2%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2020 Asian Alone	0.8%	2.1%	2.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.7%	1.1%	1.4%
2020 Two or More Races	1.5%	1.7%	2.0%
2020 Hispanic Origin (Any Race)	2.4%	3.1%	3.6%

Persons of Hispanic origin represent 3.6% 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 58.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	50	80	54
2000 Households	2,162	14,606	51,341
2010 Households	2,214	14,899	52,633
2020 Total Households	2,191	15,105	53,185
2025 Total Households	2,191	15,291	53,707
2000-2010 Annual Rate	0.24%	0.20%	0.25%
2010-2020 Annual Rate	-0.10%	0.13%	0.10%
2020-2025 Annual Rate	0.00%	0.25%	0.20%
2020 Average Household Size	2.60	2.52	2.39

The household count in this area has changed from 52,633 in 2010 to 53,185 in the current year, a change of 0.10% annually. The five-year projection of households is 53,707, a change of 0.20% annually from the current year total. Average household size is currently 2.39, compared to 2.38 in the year 2010. The number of families in the current year is 31,820 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.7%	12.2%	14.0%
Median Household Income			
2020 Median Household Income	\$45,349	\$46,564	\$38,732
2025 Median Household Income	\$46,680	\$48,539	\$40,033
2020-2025 Annual Rate	0.58%	0.83%	0.66%
Average Household Income			
2020 Average Household Income	\$57,891	\$72,274	\$58,527
2025 Average Household Income	\$61,312	\$77,870	\$62,847
2020-2025 Annual Rate	1.15%	1.50%	1.43%
Per Capita Income			
2020 Per Capita Income	\$22,239	\$27,372	\$23,980
2025 Per Capita Income	\$23,555	\$29,534	\$25,758
2020-2025 Annual Rate	1.16%	1.53%	1.44%

Households by Income

Current median household income is \$38,732 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$40,033 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$58,527 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$62,847 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,980 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,758 in five years, compared to \$37,691 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2020 Housing Affordability Index	228	201	177
2000 Total Housing Units	2,250	15,648	56,100
2000 Owner Occupied Housing Units	1,748	10,349	31,154
2000 Renter Occupied Housing Units	414	4,257	20,186
2000 Vacant Housing Units	88	1,042	4,760
2010 Total Housing Units	2,370	16,152	58,665
2010 Owner Occupied Housing Units	1,765	10,261	29,448
2010 Renter Occupied Housing Units	449	4,638	23,185
2010 Vacant Housing Units	156	1,253	6,032
2020 Total Housing Units	2,372	16,675	60,957
2020 Owner Occupied Housing Units	1,598	9,271	25,966
2020 Renter Occupied Housing Units	593	5,835	27,219
2020 Vacant Housing Units	181	1,570	7,772
2025 Total Housing Units	2,383	16,958	62,086
2025 Owner Occupied Housing Units	1,588	9,269	26,061
2025 Renter Occupied Housing Units	602	6,022	27,646
2025 Vacant Housing Units	192	1,667	8,379

Currently, 42.6% of the 60,957 housing units in the area are owner occupied; 44.7%, renter occupied; and 12.7% 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 58,665 housing units in the area - 50.2% owner occupied, 39.5% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$129,430, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.94% annually to \$135,662.