

FOR LEASE

Oxford Exchange

1100 Oxford Exchange Boulevard | Oxford, AL

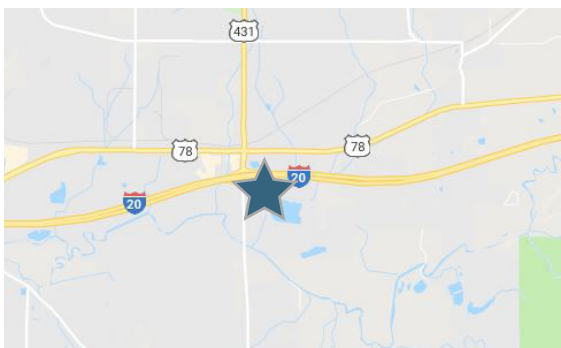


Overview

AVAILABLE	1,004-8,060 SF
GLA	777,432 SF
RATES	Call for Rates

Description

- Great opportunities available at Oxford Exchange
- Anchored by Target, Sam's Club, Kohl's, Hobby Lobby, PetSmart, T.J. Maxx and Home Depot
- Major Tenants include Ross Dress for Less, Old Navy, Best Buy, Bed Bath & Beyond, Dick's Sporting Goods, and Buffalo Wild Wings
- Easily accessed and highly visible from I-20 and Leon Smith Parkway



Demographics

	3 MILE	5 MILE	7 MILE
Total Population	16,348	33,133	50,127
Average HH Income	\$76,041	\$66,679	\$63,720
Total Daytime Population	20,419	41,018	57,639

Year: 2020 | Source: Esri

Traffic Counts

Leon Smith Parkway, N of Site	37,969 AADT
I-20, E of Site	43,112 AADT
I-20, W of Site	37,036 AADT

Year: 2019 | Source: ALDOT

Contact

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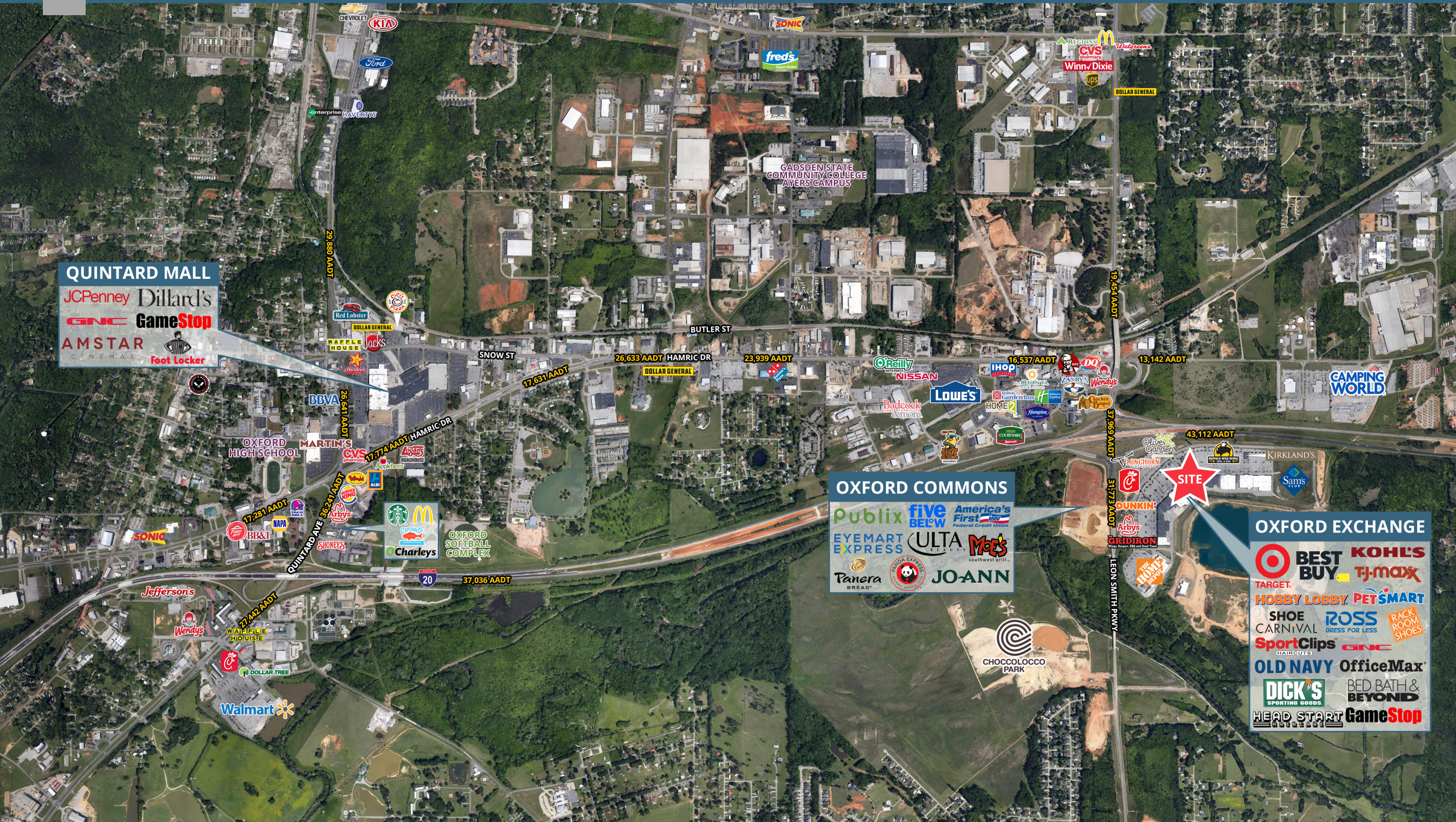
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QUINTARD MALL

JCPenney Dillard's
GNC GameStop
AMSTAR
Foot Locker

OXFORD COMMONS

Publix five BELOW America's First Federal Credit Union
EYEMART EXPRESS ULTA BEAUTY Mac's southwest grill
Panera BREAD PANDA EXPRESS JOANN

OXFORD EXCHANGE

TARGET BEST BUY KOHL'S TJ-MAXX
HOBBY LOBBY PETSMART
SHOE CARNIVAL ROSS RACK ROOM SHOES
SportClips HAIRCUTS GNC
OLD NAVY OfficeMax
DICK'S SPORTING GOODS BED BATH & BEYOND
HEAD START GameStop

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OXFORD EXCHANGE TENANT LISTING

110	PetSmart	20,227 SF	300	AT&T	2,000 SF
112	The Children's Place	5,000 SF	302	Jersey Mike's	1,600 SF
114	Shoe Carnival	8,200 SF	304	GameStop	1,600 SF
120	Ross Dress for Less	30,187 SF	306	C.A.R.E.S.	2,400 SF
124	Rack Room Shoes	6,000 SF	308	Sally Beauty Supply	1,600 SF
126	Lane Bryant	6,000 SF	310	Queen Nails	1,600 SF
128	Lendmark Financial	2,162 SF	312	Over the Top Trading Co.	1,999 SF
130	Sport Clips	1,402 SF	320	Mexico Lindo Grill	2,800 SF
132	Cellular Solutions	1,004 SF	322	Firehouse Subs	1,588 SF
134	Edward Jones	1,233 SF	324	Bedzzz Express	4,400 SF
140	Old Navy	14,800 SF	330	Buffalo Wild Wings	5,400 SF
145	T.J. Maxx	28,000 SF	335	Kirkland's	6,000 SF
200	Head Start	1,046 SF	U-100	Home Depot	112,439 SF
202	GNC	1,771 SF	U-150	Target	126,874 SF
204	AVAILABLE	3,616 SF	U-240	Kohl's	69,507 SF
206	AVAILABLE	2,541 SF	U-250	Sam's Club	124,267 SF
208	America's Best Contacts & Eyeglasses	3,520 SF	U-400	The Gridiron	4,381 SF
210	OfficeMax	15,170 SF	U-405	Arby's	3,115 SF
215	Bed, Bath & Beyond	20,950 SF	U-410	Chevron	3,618 SF
220	Best Buy	20,000 SF	U-420	Chick-fil-A	11,433 SF
225	Hobby Lobby	54,990 SF	U-425	Longhorn Steakhouse	5,873 SF
230	AVAILABLE	8,060 SF	U-430	Olive Garden	7,209 SF
235	Dick's Sporting Goods	45,000 SF			

Executive Summary

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	3 miles	5 miles	7 miles
Population			
2000 Population	15,259	33,070	50,088
2010 Population	16,407	34,066	51,485
2020 Population	16,348	33,133	50,127
2025 Population	16,192	32,642	49,393
2000-2010 Annual Rate	0.73%	0.30%	0.28%
2010-2020 Annual Rate	-0.04%	-0.27%	-0.26%
2020-2025 Annual Rate	-0.19%	-0.30%	-0.29%
2020 Male Population	48.3%	48.3%	48.4%
2020 Female Population	51.7%	51.7%	51.6%
2020 Median Age	44.7	41.8	41.2

In the identified area, the current year population is 50,127. In 2010, the Census count in the area was 51,485. The rate of change since 2010 was -0.26% annually. The five-year projection for the population in the area is 49,393 representing a change of -0.29% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.5.

Race and Ethnicity

	3 miles	5 miles	7 miles
2020 White Alone	73.2%	64.1%	63.4%
2020 Black Alone	18.2%	28.3%	29.8%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	2.4%	1.7%	1.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	3.9%	3.6%	3.1%
2020 Two or More Races	1.8%	1.9%	2.0%
2020 Hispanic Origin (Any Race)	7.3%	6.5%	5.7%

Persons of Hispanic origin represent 5.7% 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 56.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	3 miles	5 miles	7 miles
2020 Wealth Index	92	74	68
2000 Households	6,431	13,835	20,682
2010 Households	6,972	13,966	20,836
2020 Total Households	6,924	13,511	20,156
2025 Total Households	6,841	13,269	19,801
2000-2010 Annual Rate	0.81%	0.09%	0.07%
2010-2020 Annual Rate	-0.07%	-0.32%	-0.32%
2020-2025 Annual Rate	-0.24%	-0.36%	-0.35%
2020 Average Household Size	2.31	2.37	2.43

The household count in this area has changed from 20,836 in 2010 to 20,156 in the current year, a change of -0.32% annually. The five-year projection of households is 19,801, a change of -0.35% annually from the current year total. Average household size is currently 2.43, compared to 2.41 in the year 2010. The number of families in the current year is 13,030 in the specified area.

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	3 miles	5 miles	7 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.9%	12.1%	12.1%
Median Household Income			
2020 Median Household Income	\$58,117	\$49,657	\$44,485
2025 Median Household Income	\$61,469	\$52,193	\$48,598
2020-2025 Annual Rate	1.13%	1.00%	1.78%
Average Household Income			
2020 Average Household Income	\$76,041	\$66,679	\$63,270
2025 Average Household Income	\$84,512	\$73,697	\$70,171
2020-2025 Annual Rate	2.13%	2.02%	2.09%
Per Capita Income			
2020 Per Capita Income	\$32,032	\$27,167	\$25,455
2025 Per Capita Income	\$35,487	\$29,928	\$28,141
2020-2025 Annual Rate	2.07%	1.95%	2.03%

Households by Income

Current median household income is \$44,485 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$48,598 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$63,270 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,171 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,455 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,141 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	210	208	208
2000 Total Housing Units	6,990	15,473	23,641
2000 Owner Occupied Housing Units	4,484	9,180	14,036
2000 Renter Occupied Housing Units	1,947	4,655	6,646
2000 Vacant Housing Units	559	1,638	2,959
2010 Total Housing Units	7,576	15,739	23,700
2010 Owner Occupied Housing Units	4,712	9,035	13,718
2010 Renter Occupied Housing Units	2,260	4,931	7,118
2010 Vacant Housing Units	604	1,773	2,864
2020 Total Housing Units	7,700	15,541	23,375
2020 Owner Occupied Housing Units	4,898	9,275	14,103
2020 Renter Occupied Housing Units	2,026	4,236	6,053
2020 Vacant Housing Units	776	2,030	3,219
2025 Total Housing Units	7,754	15,638	23,518
2025 Owner Occupied Housing Units	4,817	9,084	13,820
2025 Renter Occupied Housing Units	2,023	4,185	5,981
2025 Vacant Housing Units	913	2,369	3,717

Currently, 60.3% of the 23,375 housing units in the area are owner occupied; 25.9%, renter occupied; and 13.8% 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 23,700 housing units in the area - 57.9% owner occupied, 30.0% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is -0.61%. Median home value in the area is \$129,325, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.27% annually to \$137,736.