

FOR SALE/FOR LEASE

# Former Gander Mountain: Gadsden, AL

540 Meighan Boulevard | Gadsden, AL



## Overview

<b>RATE</b>	Contact Broker
<b>BUILDING SIZE</b>	51,968 SF



## Description

51,968 SF building is situated on 4.89 +/- within River Trace Shopping Center. Approximately 261 parking spaces on the property. Tenants include national retailers Hobby Lobby, Ross Dress for Less, Kirkland's Home, ULTA, Five Below, Panda Express and Krispy Kreme. Nearby retail includes Walmart, TJ Maxx, Petco, Shoe Department, Burkes Outlet, GameStop and many others.

## Demographics

	1 MILE	3 MILES	5 MILES
Population	4,134	25,658	48,106
Average HH Income	\$38,227	\$45,255	\$53,210
Total Daytime Population	9,097	36,248	55,867

Year: 2018 | Source: Esri

## Contact

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## Traffic Counts

US Highway 278, adjacent to Site	38,240 VPD
US Highway 278, NW of Site	35,720 VPD
US Highway 411, NW of Site	20,120 VPD
US Highway 278, SE of Site	38,830 VPD

Year: 2017 | Source: ALDOT

AGRICOLA SC

**CITITRENDS** **Save a lot**  
**MARVIN'S** **FAMILY DOLLAR**  
 Building Materials & Home Centers

COOSA TOWN CENTER

**Walmart**  
 Save money. Live better.  
**burkes** **TJ-maxx**  
 OUTLET. **SHOE DEPT.**  
**PETCO** Where the pets go.  
**OLD NAVY** **FIREHOUSE SUBS**  
 FOUNDED BY FIREMEN™  
**SALLY BEAUTY** **GameStop**

RIVER TRACE

**ROSS**  
 DRESS FOR LESS  
**ULTA**  
 BEAUTY  
**HOBBY LOBBY**  
**KIRKLAND'S**  
 YOUR HOME IS OUR STORE  
**FIVE BELOW**

431

20,120 VPD

35,720 VPD

411

20,280 VPD

38,340 VPD

GADSDEN MALL

**Sears** **belk**  
 MODERN, SOUTHERN, STYLE.  
**PREMIERE CINEMAS**  
**HIBBETT SPORTS**  
 GAME TESTED. ATHLETE APPROVED.  
**GNC** **KAY** **fye**

SUBWAY

Logan's ROADHOUSE

at&t

Chick-fil-e

CVS

Chili's

Arby's

McDonald's

Waffle House

Hampton Inn

Academy SPORTS+OUTDOORS

LOWE'S

INTERSTATE 759

INTERSTATE 759

SITE

E MEIGHAN BLVD

GEORGE WALLACE DR

metro PCS  
Waffle House  
ALDI  
verizon  
DOLLAR GENERAL

Bargain Hunt  
Aaron's  
DOLLAR TREE  
Tuesday Morning  
SUBWAY  
CATO

OfficeMax

DQ

SONIC  
Arby's  
BOPEY'S  
Wendy's  
Burger King  
Sally Beauty  
Wraps from  
Krispy Kreme

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# Executive Summary

540 E Meighan Boulevard | Gadsden, AL



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,205	27,742	50,421
2010 Population	4,254	26,437	49,125
2018 Population	4,134	25,658	48,106
2023 Population	4,053	25,178	47,332
2000-2010 Annual Rate	0.12%	-0.48%	-0.26%
2010-2018 Annual Rate	-0.35%	-0.36%	-0.25%
2018-2023 Annual Rate	-0.39%	-0.38%	-0.32%
2018 Male Population	48.1%	47.7%	48.1%
2018 Female Population	51.9%	52.3%	51.9%
2018 Median Age	35.2	39.9	41.7

In the identified area, the current year population is 48,106. In 2010, the Census count in the area was 49,125. The rate of change since 2010 was -0.25% annually. The five-year projection for the population in the area is 47,332 representing a change of -0.32% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

## Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.3.

## Race and Ethnicity

2018 White Alone	32.3%	46.7%	64.3%
2018 Black Alone	53.9%	45.4%	28.8%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2018 Asian Alone	1.1%	0.7%	1.0%
2018 Pacific Islander Alone	0.5%	0.5%	0.3%
2018 Other Race	8.1%	4.1%	3.0%
2018 Two or More Races	3.6%	2.2%	2.2%
2018 Hispanic Origin (Any Race)	11.9%	6.6%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.3% 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 55.3 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

2000 Households	1,765	11,661	21,113
2010 Households	1,696	10,869	20,363
2018 Total Households	1,642	10,519	19,933
2023 Total Households	1,607	10,314	19,614
2000-2010 Annual Rate	-0.40%	-0.70%	-0.36%
2010-2018 Annual Rate	-0.39%	-0.40%	-0.26%
2018-2023 Annual Rate	-0.43%	-0.39%	-0.32%
2018 Average Household Size	2.50	2.30	2.32

The household count in this area has changed from 20,363 in 2010 to 19,933 in the current year, a change of -0.26% annually. The five-year projection of households is 19,614, a change of -0.32% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2010. The number of families in the current year is 12,209 in the specified area.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$27,416	\$29,087	\$34,849
2023 Median Household Income	\$29,797	\$32,811	\$39,260
2018-2023 Annual Rate	1.68%	2.44%	2.41%
<b>Average Household Income</b>			
2018 Average Household Income	\$38,227	\$45,255	\$53,210
2023 Average Household Income	\$43,884	\$51,761	\$60,429
2018-2023 Annual Rate	2.80%	2.72%	2.58%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$15,473	\$19,467	\$22,619
2023 Per Capita Income	\$17,712	\$22,141	\$25,619
2018-2023 Annual Rate	2.74%	2.61%	2.52%

## Households by Income

Current median household income is \$34,849 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$39,260 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$53,210 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$60,429 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$22,619 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,619 in five years, compared to \$36,530 for all U.S. households

## Housing

2000 Total Housing Units	2,133	13,488	23,863
2000 Owner Occupied Housing Units	1,043	6,973	14,073
2000 Renter Occupied Housing Units	721	4,688	7,040
2000 Vacant Housing Units	369	1,827	2,750
2010 Total Housing Units	2,080	12,709	23,336
2010 Owner Occupied Housing Units	777	6,087	12,899
2010 Renter Occupied Housing Units	919	4,782	7,464
2010 Vacant Housing Units	384	1,840	2,973
2018 Total Housing Units	2,056	12,634	23,320
2018 Owner Occupied Housing Units	690	5,554	12,070
2018 Renter Occupied Housing Units	952	4,965	7,863
2018 Vacant Housing Units	414	2,115	3,387
2023 Total Housing Units	2,065	12,678	23,405
2023 Owner Occupied Housing Units	688	5,567	12,115
2023 Renter Occupied Housing Units	919	4,748	7,499
2023 Vacant Housing Units	458	2,364	3,791

Currently, 51.8% of the 23,320 housing units in the area are owner occupied; 33.7%, renter occupied; and 14.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 23,336 housing units in the area - 55.3% owner occupied, 32.0% renter occupied, and 12.7% vacant. The annual rate of change in housing units since 2010 is -0.03%. Median home value in the area is \$97,395, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.81% annually to \$111,850.