

FOR SALE

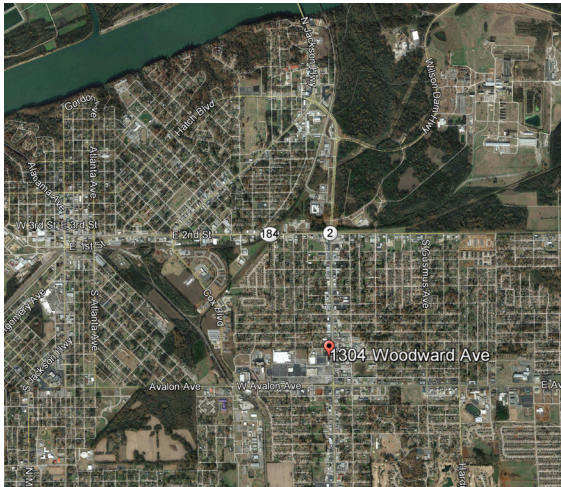
Former Aaron's

1304 Woodward Avenue | Muscle Shoals, AL



Overview

AVAILABLE	6,721 SF
RATE	Call for Price



Contact

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Description

- Site is located near Shoals Town Center and Shoals Hospital
- Muscle Shoals is located in Northwest Alabama along the Tennessee River and is the largest city in Colbert County, Alabama.
- Muscle Shoals is a thriving, family-friendly town in the heart of "The Shoals" and is home to two famous recording studios - FAME Studios and Muscle Shoals Sound Studio - which have been visited by a number of recording artists.

Demographics

	1 MILE	3 MILE	5 MILE
Total Population	4,739	27,771	47,038
Total Households	2,036	12,020	20,006
Daytime Population	5,444	17,613	32,650
Average Household Income	\$60,523	\$55,772	\$51,638

Year: 2017 | Source: Esri

Traffic Counts

Highway 72, N of Site	23,770 VPD
Highway 72, S of Site	25,820 VPD
Avalon Avenue, W of Site	23,300 VPD
Avalon Avenue, E of Site	23,530 VPD

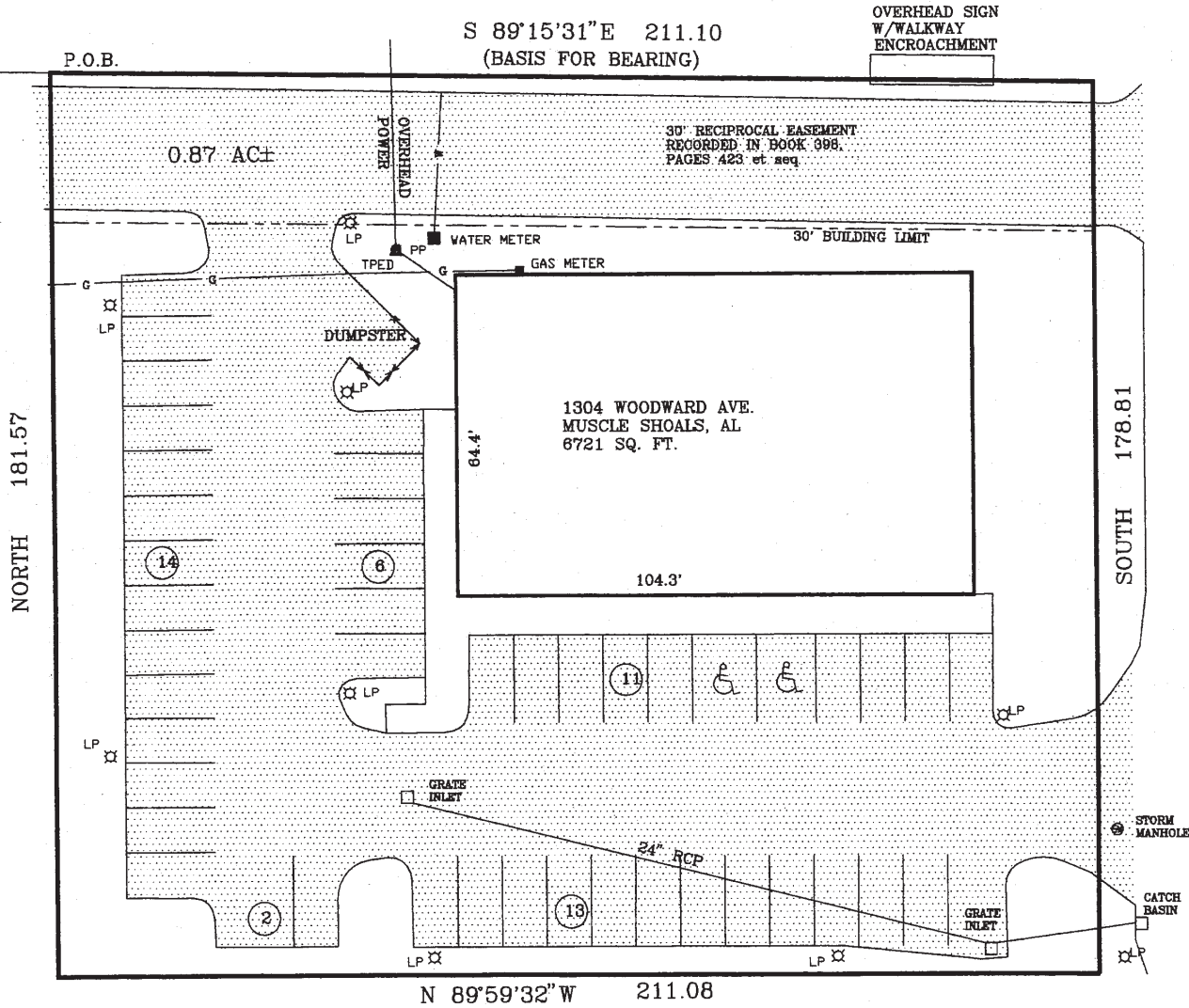
Year: 2016 | Source: ALDOT

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HIGHLAND PARK SUBDIVISION
PLAT NO. 3, M.B. 2, P. 31



WOODWARD AVENUE (100' R.O.W.)
DEDICATED RIGHT OF WAY



Executive Summary

1304 Woodward Avenue | Muscle Shoals, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	4,930	26,556	45,482
2010 Population	4,833	27,100	46,529
2017 Population	4,739	27,771	47,038
2022 Population	4,704	28,155	47,229
2000-2010 Annual Rate	-0.20%	0.20%	0.23%
2010-2017 Annual Rate	-0.27%	0.34%	0.15%
2017-2022 Annual Rate	-0.15%	0.28%	0.08%
2017 Male Population	47.8%	47.0%	47.2%
2017 Female Population	52.2%	53.0%	52.8%
2017 Median Age	43.8	41.8	39.1

In the identified area, the current year population is 47,038. In 2010, the Census count in the area was 46,529. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 47,229 representing a change of 0.08% annually from 2017 to 2022. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 43.8, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	78.4%	72.9%	71.4%
2017 Black Alone	16.7%	22.4%	22.9%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2017 Asian Alone	0.8%	0.7%	1.2%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	1.5%	1.4%	1.7%
2017 Two or More Races	2.2%	2.2%	2.3%
2017 Hispanic Origin (Any Race)	3.3%	3.3%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.1% 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 47.6 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	1,982	11,224	19,322
2010 Households	2,061	11,690	19,808
2017 Total Households	2,036	12,020	20,006
2022 Total Households	2,027	12,209	20,114
2000-2010 Annual Rate	0.39%	0.41%	0.25%
2010-2017 Annual Rate	-0.17%	0.38%	0.14%
2017-2022 Annual Rate	-0.09%	0.31%	0.11%
2017 Average Household Size	2.30	2.27	2.25

The household count in this area has changed from 19,808 in 2010 to 20,006 in the current year, a change of 0.14% annually. The five-year projection of households is 20,114, a change of 0.11% annually from the current year total. Average household size is currently 2.25, compared to 2.25 in the year 2010. The number of families in the current year is 11,818 in the specified area.

Executive Summary

1304 Woodward Avenue | Muscle Shoals, AL



	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$47,396	\$39,610	\$35,509
2022 Median Household Income	\$52,836	\$44,170	\$38,715
2017-2022 Annual Rate	2.20%	2.20%	1.74%
Average Household Income			
2017 Average Household Income	\$60,523	\$55,772	\$51,638
2022 Average Household Income	\$69,107	\$63,981	\$59,146
2017-2022 Annual Rate	2.69%	2.78%	2.75%
Per Capita Income			
2017 Per Capita Income	\$26,139	\$24,434	\$22,679
2022 Per Capita Income	\$29,898	\$28,038	\$25,915
2017-2022 Annual Rate	2.72%	2.79%	2.70%

Households by Income

Current median household income is \$35,509 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$38,715 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$51,638 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,146 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,679 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,915 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,095	12,348	21,602
2000 Owner Occupied Housing Units	1,541	7,502	11,949
2000 Renter Occupied Housing Units	441	3,722	7,372
2000 Vacant Housing Units	113	1,124	2,281
2010 Total Housing Units	2,203	13,007	22,405
2010 Owner Occupied Housing Units	1,580	7,494	11,576
2010 Renter Occupied Housing Units	481	4,196	8,232
2010 Vacant Housing Units	142	1,317	2,597
2017 Total Housing Units	2,214	13,546	23,062
2017 Owner Occupied Housing Units	1,512	7,357	11,155
2017 Renter Occupied Housing Units	524	4,663	8,851
2017 Vacant Housing Units	178	1,526	3,056
2022 Total Housing Units	2,230	13,863	23,542
2022 Owner Occupied Housing Units	1,504	7,485	11,248
2022 Renter Occupied Housing Units	523	4,724	8,866
2022 Vacant Housing Units	203	1,654	3,428

Currently, 48.4% of the 23,062 housing units in the area are owner occupied; 38.4%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 22,405 housing units in the area - 51.7% owner occupied, 36.7% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 1.29%. Median home value in the area is \$105,099, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.95% annually to \$127,547.