

AVAILABLE
Redevelopment Opportunity
1810 28th Avenue South | Homewood, AL

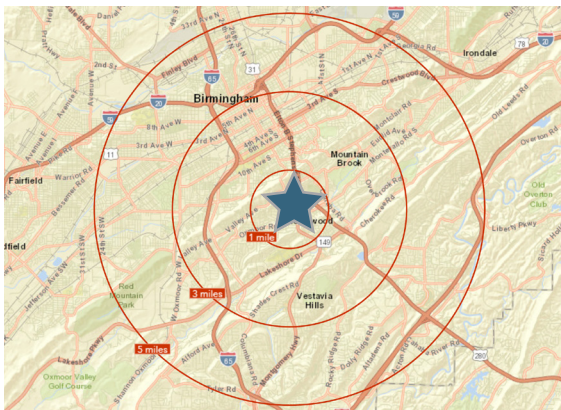


Overview

AVAILABLE	0.34 Acres
BUILDING SIZE	2,985 SF
RATES	Call for Rates

Description

- 2,985 SF building on 0.34 Acres adjacent to new Valley Hotel, Curio Collection by Hilton in Homewood, AL
- 20 parking spots
- Located in retail hotspot of downtown Homewood across 28th Avenue S from SoHo - home to Classic Wine Company, Kale Me Crazy, Ashley Mac's, Tostadas, Ensley Fairfield Mattress Co., Chicken Salad Chick, Zoes Kitchen, SoHo Social, Jinsei Sushi, Single Barrel Barbershop, Homewood City Hall, and more.
- Neighboring retail includes Maple Street Biscuit Company, Nadeau Furniture, Battle Republic, Shoefly, Sciascia's Salon & Boutique, Soca Clothing, Trak Shak, OHenry's Coffees, Pure Barre, Shaia's, and many more.



Demographics

	1 MILE	3 MILE	5 MILE
Total Population	10,614	80,483	185,176
Average HH Income	\$116,675	\$99,285	\$94,453
Total Daytime Population	14,895	147,897	261,237

Year: 2020 | Source: Esri

Traffic Counts

US Highway 31, E of Site	38,694 VPD
Oxmoor Road, S of Site	12,435 VPD
Rosedale Drive, N of Site	22,428 VPD

Year: 2019 | Source: ALDOT

Contact

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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



SITE

SOHO NORTH

INDEPENDENCE CORNER

SOHO SOUTH

11,276 AADT

12,435 AADT

4,376 AADT

38,694 AADT

28TH AVES

28TH AVES

29TH AVES

CRESCENT AVE

LINDEN AVE

18TH STS

19TH STS

OXMOOR RD

MONTGOMERY HWY

HOLLYWOOD BLVD

Caveat*

Bob's Bikes

Day's Pizza
fab rik

BB&T

BBVA

4,376 AADT

FARM BOWL
JUICE CO

BIG BAD BREAKFAST
BBB

Demetri's
B.B.Q

Arby's

SUPERCUTS

SUBWAY

tcby

HOMWOOD
CITY HALL

Jack's

shoefly

BR

SOCA

soca

pure barre

CAHABA CYCLES

The Trak Shak
Running Shops

LITTLE PROFESSOR
BOOK CENTER

SWEET PEAS

Cookie Fix

Saleen's Diner

AT HOME
furnishings

ALABAMA
GOODS

Penzey's Spices

HOMWOOD
Sporting Goods

Savage's

ZOË'S KITCHEN

FRESH MADE MEDITERRANEAN

JINS

SOHO
SOCIAL

CHICKEN SALAD
CRICK

Edible
ARRANGEMENTS

Planet
Smoothie

piggly wiggly

CVS
pharmacy

Chevron

ED'S PET
WORLD

nadeau

FUTURE
CURIO

COLLECTIVE
BY HILTON

MAPLE STREET

EST. 2012

OHENRY'S
COFFEES

Momma
Goldberg's
Deli

salon
U

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Population			
2000 Population	10,553	78,095	191,956
2010 Population	9,980	76,151	178,851
2020 Population	10,614	80,483	185,176
2025 Population	11,030	83,352	189,171
2000-2010 Annual Rate	-0.56%	-0.25%	-0.70%
2010-2020 Annual Rate	0.60%	0.54%	0.34%
2020-2025 Annual Rate	0.77%	0.70%	0.43%
2020 Male Population	49.3%	49.1%	48.2%
2020 Female Population	50.7%	50.9%	51.8%
2020 Median Age	32.6	33.9	37.1

In the identified area, the current year population is 185,176. In 2010, the Census count in the area was 178,851. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 189,171 representing a change of 0.43% annually from 2020 to 2025. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 32.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	71.4%	61.6%	54.0%
2020 Black Alone	19.0%	29.7%	39.1%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	2.7%	2.8%	2.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Other Race	4.7%	3.8%	2.4%
2020 Two or More Races	1.9%	1.8%	1.6%
2020 Hispanic Origin (Any Race)	7.9%	6.8%	4.7%

Persons of Hispanic origin represent 4.7% 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 59.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	130	112	111
2000 Households	5,237	36,762	82,650
2010 Households	4,643	34,376	77,421
2020 Total Households	4,865	36,122	80,199
2025 Total Households	5,081	37,709	82,274
2000-2010 Annual Rate	-1.20%	-0.67%	-0.65%
2010-2020 Annual Rate	0.46%	0.48%	0.34%
2020-2025 Annual Rate	0.87%	0.86%	0.51%
2020 Average Household Size	2.07	2.05	2.18

The household count in this area has changed from 77,421 in 2010 to 80,199 in the current year, a change of 0.34% annually. The five-year projection of households is 82,274, a change of 0.51% annually from the current year total. Average household size is currently 2.18, compared to 2.19 in the year 2010. The number of families in the current year is 41,336 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	22.5%	26.8%	21.7%
Median Household Income			
2020 Median Household Income	\$77,227	\$58,716	\$56,737
2025 Median Household Income	\$82,109	\$61,334	\$60,053
2020-2025 Annual Rate	1.23%	0.88%	1.14%
Average Household Income			
2020 Average Household Income	\$116,675	\$99,285	\$94,453
2025 Average Household Income	\$128,525	\$107,552	\$103,272
2020-2025 Annual Rate	1.95%	1.61%	1.80%
Per Capita Income			
2020 Per Capita Income	\$51,148	\$44,620	\$41,274
2025 Per Capita Income	\$56,906	\$48,704	\$45,265
2020-2025 Annual Rate	2.16%	1.77%	1.86%

Households by Income

Current median household income is \$56,737 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,053 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$94,453 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,272 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,274 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,265 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	108	89	110
2000 Total Housing Units	5,777	41,119	92,278
2000 Owner Occupied Housing Units	2,461	16,073	42,965
2000 Renter Occupied Housing Units	2,776	20,688	39,685
2000 Vacant Housing Units	540	4,358	9,628
2010 Total Housing Units	5,474	40,766	90,959
2010 Owner Occupied Housing Units	2,336	15,577	40,193
2010 Renter Occupied Housing Units	2,307	18,799	37,228
2010 Vacant Housing Units	831	6,390	13,538
2020 Total Housing Units	5,753	43,452	95,841
2020 Owner Occupied Housing Units	2,305	15,112	38,926
2020 Renter Occupied Housing Units	2,561	21,010	41,273
2020 Vacant Housing Units	888	7,330	15,642
2025 Total Housing Units	5,970	45,200	98,404
2025 Owner Occupied Housing Units	2,349	15,201	39,086
2025 Renter Occupied Housing Units	2,732	22,508	43,188
2025 Vacant Housing Units	889	7,491	16,130

Currently, 40.6% of the 95,841 housing units in the area are owner occupied; 43.1%, renter occupied; and 16.3% 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 90,959 housing units in the area - 44.2% owner occupied, 40.9% renter occupied, and 14.9% vacant. The annual rate of change in housing units since 2010 is 2.35%. Median home value in the area is \$294,119, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.38% annually to \$315,057.