

PREMIER COMMERCIAL LAND

ONEONTA, ALABAMA

— HIGH VISIBILITY. PRIME LOCATION. ENDLESS OPPORTUNITY. —



STRATEGIC LOCATION

Adjacent to Waffle House with excellent frontage and access



HIGH TRAFFIC

Located on a major corridor with strong daily traffic counts



GROWTH AREA

Surrounded by national retailers, restaurants and a growing community

WAFFLE
HOUSE

+/- 1 ACRE
AVAILABLE

ONEONTA RETAIL OPPORTUNITY

1115 2ND AVENUE EAST (HWY 75) | Oneonta, AL 35121



AVAILABILITY

1.18 ACRES

PROPERTY OVERVIEW

- High traffic for submarket
- Could build to suit / ground lease / or sell
- Located on main retail corridor between downtown and Walmart
- Ideal location for a number of uses
- Pylon signage available

CONTACT

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TRAFFIC COUNTS

HWY 75

16,749 VPD

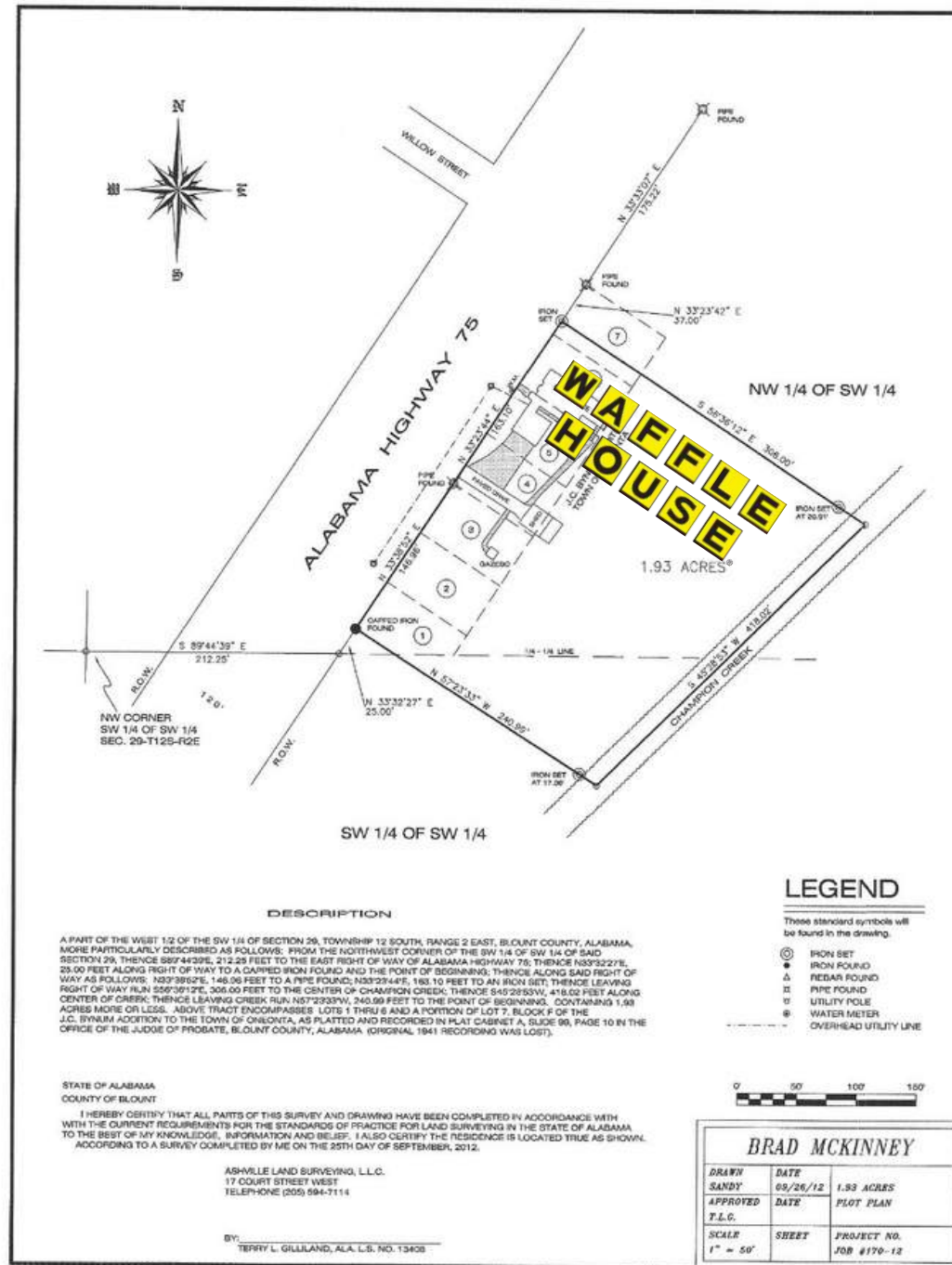
SURROUNDING TENANTS



Oneonta Retail Opportunity

1115 2nd Avenue East (Hwy 75) | Oneonta, AL 35121

**FOR SALE
OR LEASE**



Oneonta Retail Opportunity

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**FOR SALE
OR LEASE**

	3 miles	5 miles	7 miles
Population			
2000 Population	6,789	9,822	14,682
2010 Population	7,403	10,869	16,288
2019 Population	7,469	11,042	16,681
2024 Population	7,525	11,156	16,904
2000-2010 Annual Rate	0.87%	1.02%	1.04%
2010-2019 Annual Rate	0.10%	0.17%	0.26%
2019-2024 Annual Rate	0.15%	0.21%	0.27%
2019 Male Population	49.2%	49.4%	49.6%
2019 Female Population	50.9%	50.6%	50.4%
2019 Median Age	41.2	40.8	40.5

In the identified area, the current year population is 16,681. In 2010, the Census count in the area was 16,288. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 16,904 representing a change of 0.27% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	81.5%	82.4%	83.8%
2019 Black Alone	5.4%	4.2%	3.1%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2019 Asian Alone	0.4%	0.4%	0.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.0%
2019 Other Race	10.5%	11.0%	10.8%
2019 Two or More Races	1.6%	1.5%	1.4%
2019 Hispanic Origin (Any Race)	19.9%	20.0%	19.3%

Persons of Hispanic origin represent 19.3% of the population in the identified area compared to 18.6% 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 51.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	55	56	55
2000 Households	2,619	3,731	5,560
2010 Households	2,817	4,064	6,102
2019 Total Households	2,823	4,098	6,204
2024 Total Households	2,839	4,131	6,274
2000-2010 Annual Rate	0.73%	0.86%	0.93%
2010-2019 Annual Rate	0.02%	0.09%	0.18%
2019-2024 Annual Rate	0.11%	0.16%	0.22%
2019 Average Household Size	2.55	2.61	2.63

The household count in this area has changed from 6,102 in 2010 to 6,204 in the current year, a change of 0.18% annually. The five-year projection of households is 6,274, a change of 0.22% annually from the current year total. Average household size is currently 2.63, compared to 2.61 in the year 2010. The number of families in the current year is 4,385 in the specified area.

	3 miles	5 miles	7 miles
Mortgage Income			
2019 Percent of Income for Mortgage	19.2%	17.8%	16.5%
Median Household Income			
2019 Median Household Income	\$42,202	\$43,144	\$44,472
2024 Median Household Income	\$47,381	\$48,454	\$49,945
2019-2024 Annual Rate	2.34%	2.35%	2.35%
Average Household Income			
2019 Average Household Income	\$56,764	\$57,417	\$57,353
2024 Average Household Income	\$64,376	\$64,898	\$64,519
2019-2024 Annual Rate	2.55%	2.48%	2.38%
Per Capita Income			
2019 Per Capita Income	\$21,623	\$21,572	\$21,397
2024 Per Capita Income	\$24,473	\$24,329	\$24,021
2019-2024 Annual Rate	2.51%	2.43%	2.34%

Households by Income

Current median household income is \$44,472 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$49,945 in five years, compared to \$69,180 for all U.S. households.

Current average household income is \$57,353 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$64,519 in five years, compared to \$99,638 for all U.S. households.

Current per capita income is \$21,397 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,021 in five years, compared to \$36,530 for all U.S. households.

Housing

2019 Housing Affordability Index	136	146	158
2000 Total Housing Units	2,851	4,071	6,143
2000 Owner Occupied Housing Units	1,871	2,790	4,344
2000 Renter Occupied Housing Units	748	941	1,216
2000 Vacant Housing Units	232	340	583
2010 Total Housing Units	3,101	4,476	6,795
2010 Owner Occupied Housing Units	1,874	2,847	4,501
2010 Renter Occupied Housing Units	943	1,217	1,601
2010 Vacant Housing Units	284	412	693
2019 Total Housing Units	3,160	4,585	6,996
2019 Owner Occupied Housing Units	1,702	2,637	4,254
2019 Renter Occupied Housing Units	1,121	1,462	1,951
2019 Vacant Housing Units	337	487	792
2024 Total Housing Units	3,211	4,668	7,139
2024 Owner Occupied Housing Units	1,700	2,644	4,284
2024 Renter Occupied Housing Units	1,139	1,487	1,990
2024 Vacant Housing Units	372	537	865

Currently, 60.8% of the 6,996 housing units in the area are owner occupied; 27.9%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 6,795 housing units in the area - 66.2% owner occupied, 23.6% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 1.30%. Median home value in the area is \$149,527, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.67% annually to \$170,581.



The
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