

MEDICAL SUITE

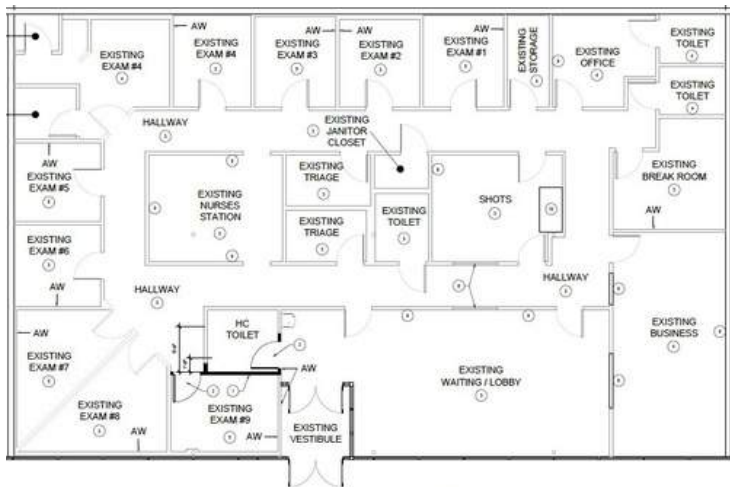
FULLY BUILT OUT



4,000 SF FOR LEASE

ALABAMA CROSSING

1906 GLENN BLVD SW FORT PAYNE, AL 35968



- Former medical office layout with multiple exam rooms, triage, nurse station, lab, waiting area, and more
- Walmart shadow center at the main entrance traffic light
- Nearby DeKalb Regional Medical Center and Northeast Orthopedic
- Convenient, accessible location for patients coming from Fort Payne and the surrounding trade area
- Strong visibility with 20,665 VPD on Glenn Boulevard and pylon signage available

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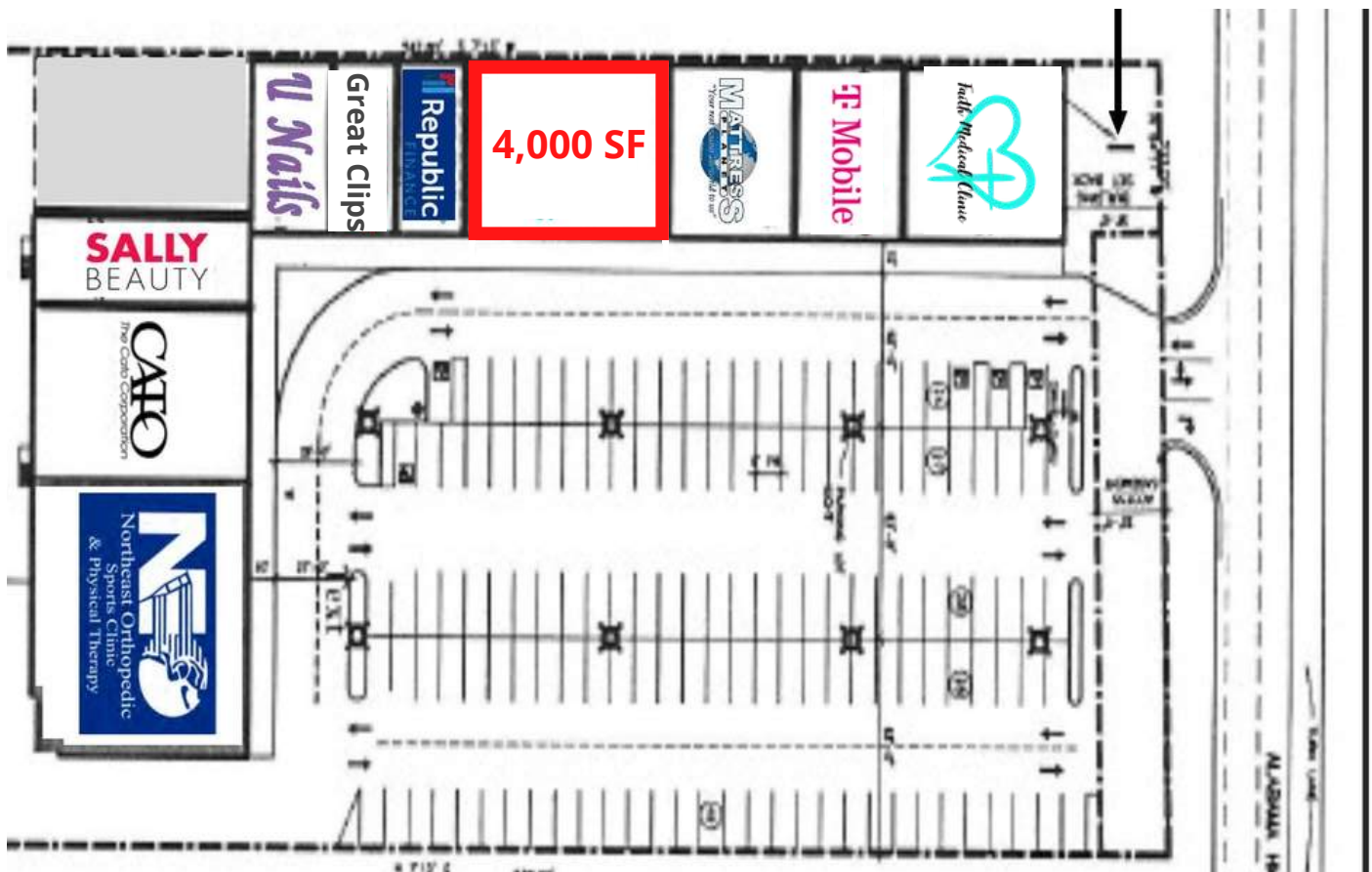
PROPERTY FOR LEASE



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SITE PLAN



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MARKET AERIAL



QUICK FACTS

- Walmart shadow center at main entrance traffic light
- Regional Draw
- Pylon Signage Available
- Nearby to Chick-fil-A, Walmart, Lowes, Dunham Sports, and the DeKalb Regional Medical Center
- Traffic counts: 20,665 VPD

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	259	6,439	12,004
2010 Population	338	6,943	13,064
2021 Population	342	6,986	13,452
2026 Population	345	7,040	13,648
2000-2010 Annual Rate	2.70%	0.76%	0.85%
2010-2021 Annual Rate	0.10%	0.05%	0.26%
2021-2026 Annual Rate	0.17%	0.15%	0.29%
2021 Male Population	51.5%	49.6%	49.5%
2021 Female Population	48.5%	50.4%	50.5%
2021 Median Age	38.1	36.8	38.0

In the identified area, the current year population is 13,452. In 2010, the Census count in the area was 13,064. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 13,648 representing a change of 0.29% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	86.2%	74.3%	78.2%
2021 Black Alone	2.3%	4.7%	4.0%
2021 American Indian/Alaska Native Alone	0.6%	1.0%	1.0%
2021 Asian Alone	0.6%	1.0%	0.8%
2021 Pacific Islander Alone	0.6%	0.4%	0.3%
2021 Other Race	7.6%	16.1%	13.3%
2021 Two or More Races	2.1%	2.6%	2.5%
2021 Hispanic Origin (Any Race)	18.1%	24.6%	20.1%

Persons of Hispanic origin represent 20.1% of the population in the identified area compared to 18.9% 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 58.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	48	39	41
2000 Households	131	2,584	4,816
2010 Households	165	2,676	5,075
2021 Total Households	169	2,682	5,211
2026 Total Households	171	2,700	5,283
2000-2010 Annual Rate	2.33%	0.35%	0.53%
2010-2021 Annual Rate	0.21%	0.02%	0.24%
2021-2026 Annual Rate	0.24%	0.13%	0.27%
2021 Average Household Size	1.91	2.52	2.52

The household count in this area has changed from 5,075 in 2010 to 5,211 in the current year, a change of 0.24% annually. The five-year projection of households is 5,283, a change of 0.27% annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2010. The number of families in the current year is 3,440 in the specified area.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	13.0%	10.5%	12.0%
Median Household Income			
2021 Median Household Income	\$38,347	\$39,434	\$41,024
2026 Median Household Income	\$41,800	\$42,613	\$44,611
2021-2026 Annual Rate	1.74%	1.56%	1.69%
Average Household Income			
2021 Average Household Income	\$57,023	\$51,422	\$52,608
2026 Average Household Income	\$62,310	\$56,475	\$58,290
2021-2026 Annual Rate	1.79%	1.89%	2.07%
Per Capita Income			
2021 Per Capita Income	\$22,605	\$19,517	\$19,895
2026 Per Capita Income	\$24,709	\$21,395	\$22,018
2021-2026 Annual Rate	1.80%	1.85%	2.05%

Households by Income
Current median household income is \$41,024 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$44,611 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$52,608 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,290 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$19,895 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,018 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	201	249	216
2000 Total Housing Units	144	2,932	5,373
2000 Owner Occupied Housing Units	100	1,712	3,395
2000 Renter Occupied Housing Units	30	872	1,422
2000 Vacant Housing Units	14	348	556
2010 Total Housing Units	177	3,118	5,812
2010 Owner Occupied Housing Units	107	1,594	3,318
2010 Renter Occupied Housing Units	58	1,082	1,757
2010 Vacant Housing Units	12	442	737
2021 Total Housing Units	184	3,237	6,129
2021 Owner Occupied Housing Units	101	1,459	3,180
2021 Renter Occupied Housing Units	67	1,223	2,030
2021 Vacant Housing Units	15	555	918
2026 Total Housing Units	188	3,291	6,264
2026 Owner Occupied Housing Units	103	1,484	3,269
2026 Renter Occupied Housing Units	68	1,216	2,014
2026 Vacant Housing Units	17	591	981

Currently, 51.9% of the 6,129 housing units in the area are owner occupied; 33.1%, renter occupied; and 15.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 5,812 housing units in the area - 57.1% owner occupied, 30.2% renter occupied, and 12.7% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$117,177, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.25% annually to \$130,948.

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