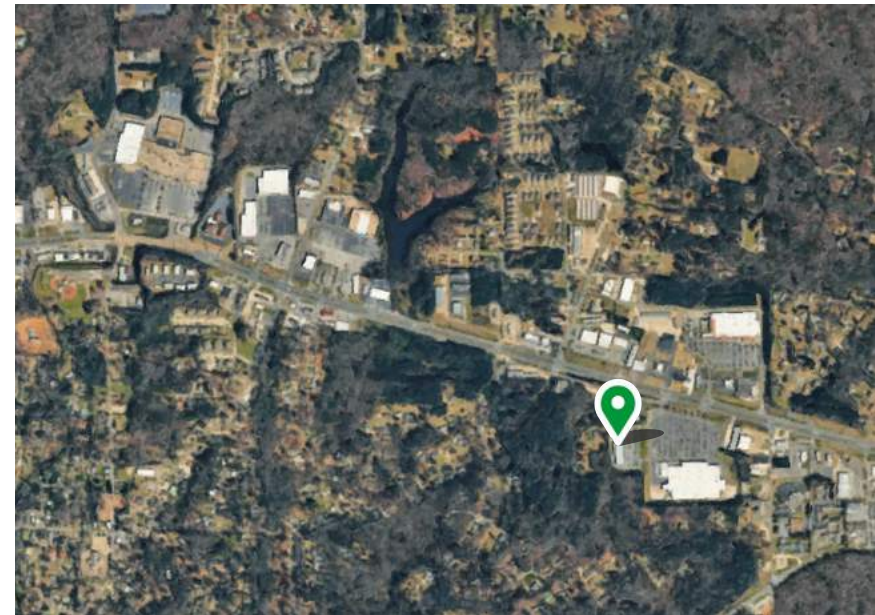




PEACH ORCHARD PAVILION

1705 Highway 78 E, Jasper, AL 35501





AVAILABILITY

1,400 - 2,800 SF

PROPERTY OVERVIEW

- Excellent location in the Jasper submarket at the Walmart Supercenter on Highway 78
- Tenants include Dollar Tree, Rent-A-Center, and other retail uses

SURROUNDING TENANTS



CONTACT

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TRAFFIC COUNTS

HWY 78

27,170 VPD

Peach Orchard Pavilion

1705 HWY 78 E, Jasper, AL 35501

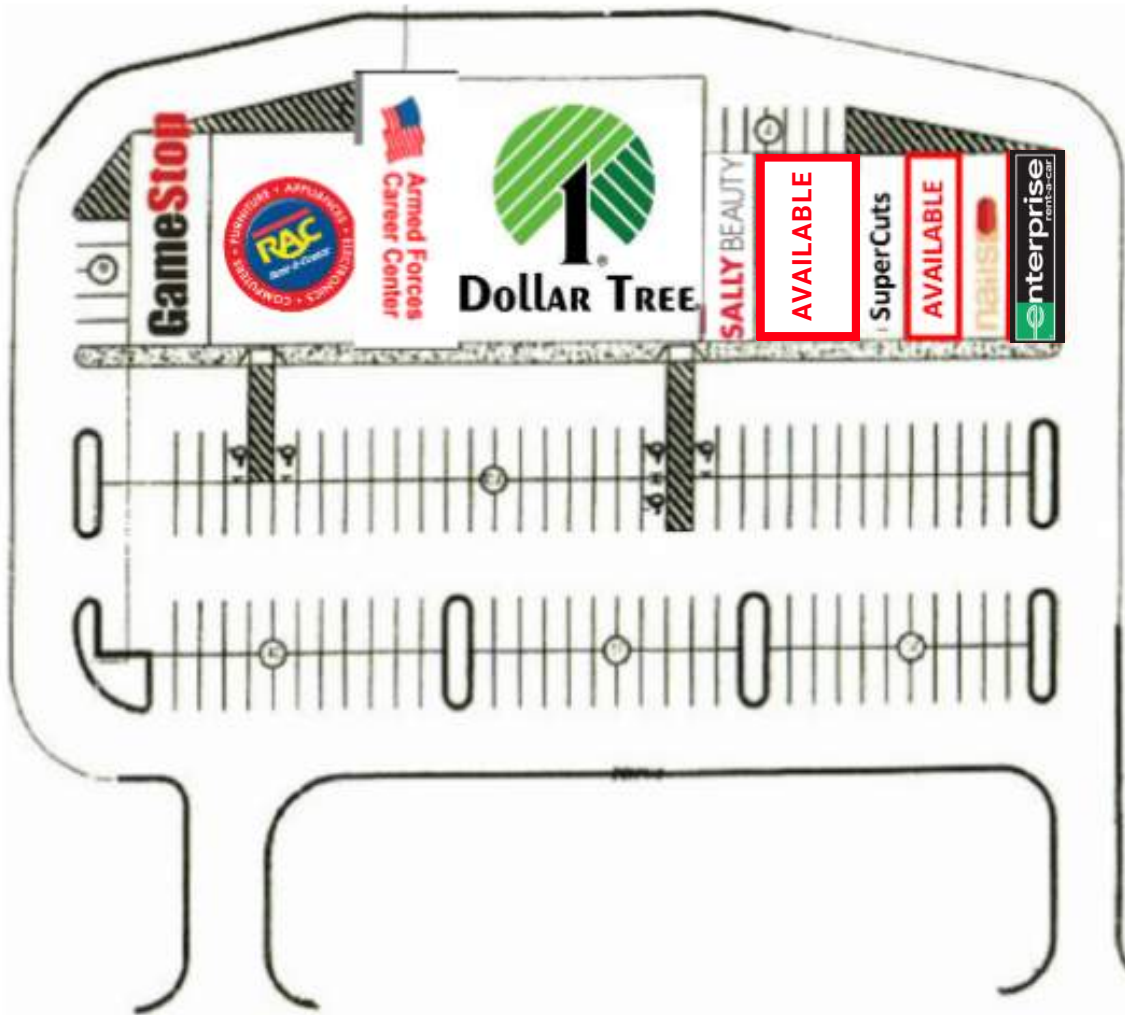
FOR LEASE



Peach Orchard Pavilion

1705 HWY 78 E, Jasper, AL 35501

FOR LEASE



SUITE	TENANT	SF
100	Enterprise Rent a Car	1,400
200	Nail Star	1,400
300	AVAILABLE	1,400
400	SuperCuts	1,400
500	AVAILABLE	2,800
700	Sally Beauty Supply	1,400
800	Dollar Tree	10,000
900	Armed Forces Recruiting	3,000
1000	Rent-A-Center	4,800
1100	GameStop	2,400

Executive Summary

1705 Highway 78 E, Jasper, Alabama, 35501 2
1705 Highway 78 E, Jasper, Alabama, 35501
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,126	13,555	21,493
2020 Population	2,276	13,621	21,594
2025 Population	2,220	13,310	21,297
2030 Population	2,171	13,097	21,085
2010-2020 Annual Rate	0.68%	0.05%	0.05%
2020-2025 Annual Rate	-0.47%	-0.44%	-0.26%
2025-2030 Annual Rate	-0.45%	-0.32%	-0.20%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.3	42.1	42.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	77.4%	75.7%	79.7%
Black Alone	9.7%	12.6%	9.6%
American Indian Alone	1.0%	1.0%	0.8%
Asian Alone	1.8%	1.0%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.0%	5.0%	4.3%
Two or More Races	5.0%	4.8%	4.7%
Hispanic Origin	7.8%	9.3%	8.0%
Diversity Index	47.4	50.7	44.6

Households	1 mile	3 miles	5 miles
2010 Total Households	926	5,381	8,535
2020 Total Households	1,022	5,355	8,436
2025 Total Households	988	5,238	8,351
2030 Total Households	970	5,172	8,298
2010-2020 Annual Rate	0.99%	-0.05%	-0.12%
2020-2025 Annual Rate	-0.64%	-0.42%	-0.19%
2025-2030 Annual Rate	-0.37%	-0.25%	-0.13%
2025 Average Household Size	2.21	2.42	2.46
Wealth Index	52	58	62

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 1705 Highway 78 E, Jasper, Alabama, 35501 2 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	25.1%	23.0%	21.0%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$60,615	\$57,148	\$60,992
2030 Median Household Income	\$64,897	\$65,795	\$69,355
2025-2030 Annual Rate	1.37%	2.86%	2.60%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$73,311	\$75,538	\$78,727
2030 Average Household Income	\$79,667	\$83,706	\$87,697

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$32,453	\$30,205	\$31,295
2030 Per Capita Income	\$35,467	\$33,558	\$34,965
2025-2030 Annual Rate	1.79%	2.13%	2.24%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	45.3	47.6	47.2

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	47.2	47.0	46.9

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	97	105	115
2010 Total Housing Units	1,092	6,079	9,603
2010 Owner Occupied Hus (%)	54.2%	64.2%	68.8%
2010 Renter Occupied Hus (%)	45.9%	35.8%	31.1%
2010 Vacant Housing Units (%)	15.2%	11.5%	11.1%
2020 Housing Units	1,133	5,933	9,387
2020 Owner Occupied HUs (%)	52.6%	64.7%	68.7%
2020 Renter Occupied HUs (%)	47.4%	35.3%	31.3%
Vacant Housing Units	9.3%	9.8%	9.8%
2025 Housing Units	1,103	5,842	9,343
Owner Occupied Housing Units	53.6%	65.4%	69.4%
Renter Occupied Housing Units	46.4%	34.6%	30.6%
Vacant Housing Units	10.4%	10.3%	10.6%
2030 Total Housing Units	1,063	5,723	9,192
2030 Owner Occupied Housing Units	530	3,388	5,757
2030 Renter Occupied Housing Units	440	1,784	2,541
2030 Vacant Housing Units	93	551	894

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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