



Clanton Plaza

PROPERTY PROSPECTUS

208 7TH STREET SOUTH | CLANTON, AL 35045

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Traveling along I-65 in Alabama between Montgomery and Birmingham the 120-foot peach shaped water tower has become a significant landmark. The water tower celebrates the importance of the peach industry to this region. Over 80% of Alabama's peach crop comes from Chilton County. While the area is widely known for its peach production



it is also known for other fruit and vegetable crops, including strawberries, watermelons, and tomatoes. Timber, cattle, poultry, corn, and cotton are also important economically.



Nestled in the heart of Chilton County, Clanton is a thriving community known for its Southern charm, strategic location, and economic vitality. Conveniently situated along the I-65 corridor between Birmingham and Montgomery, Clanton offers a unique blend of small-town atmosphere and big-city accessibility. With a growing population, strong local economy, and a reputation as Alabama's peach capital, Clanton is an ideal location for retail and commercial investment.

PROPERTY FEATURES

Clanton Plaza
208 7th Street South | Clanton, AL 35045



FEATURES

Building Name:	Clanton Plaza
Price:	\$2,694,000
CAP Rate:	9.00%
NOI:	\$242.515
Building Class:	Shopping Center
Building SF:	36,520
Construction Type:	Masonry
Frontage:	Hwy 31 / 7th Street
HVAC:	RTU
Land:	2.47 Acres
Parking Ratio:	2.55
Rentable SF:	36,520
Roof:	Flat
Tenants/Units:	8

PROPERTY PHOTOS

Clanton Plaza

208 7th Street South | Clanton, AL 35045



PRO FORMA SUMMARY

Clanton Plaza
208 7th Street South | Clanton, AL 35045

Income

Description	Actual	Per SF
Gross Potential Rent	\$296,220	\$8.11
- Less: Vacancy	\$0	\$0.00
+ Reimbursements	\$0	\$0.00
Effective Gross Income	\$296,220	\$8.11

Operating Expenses

Description	Actual	Per SF
Property Management Fee	\$14,811	\$0.41
Building Insurance	\$15,932	\$0.44
Landscaping	\$800	\$0.02
Maintenance	\$9,000	\$0.25
Taxes - Real Estate	\$8,875	\$0.24
Trash Removal	\$2,600	\$0.07
Utilities	\$1,687	\$0.05
Total Expenses	(\$53,705)	(\$1.47)
Net Operating Income	\$242,515	\$6.64

PRO FORMA SUMMARY

Clanton Plaza
208 7th Street South | Clanton, AL 35045



Investment Summary

Price	\$2,694,000
Tenants	8
RSF	36,520
Price/RSF	\$73.77
Lot Size	2.47 acres
Floors	1
Parking Ratio	2.55
Cap Rate	9.0%

Tenant Annual Scheduled Income

Tenant	Actual
Title Max (out parcel)	\$42,900
QQ 99 Cent Store	\$24,010
Express Fitness	\$65,000
Shoe Show	\$59,228
Factory Connection	\$36,388
Fancy Nails	\$12,342
Shelby Concrete	\$17,600
Suncrest Home Health	\$38,752
Totals	\$296,220

Annualized Income

Description	Actual
Gross Potential Rent	\$296,220
- Less: Vacancy	\$0
Effective Gross Income	\$296,220
- Less: Expenses	(\$53,705)
Net Operating Income	\$242,515

Annualized Expenses

Description	Actual
Property Management Fee	\$14,811
Building Insurance	\$15,932
Landscaping	\$800
Maintenance	\$9,000
Taxes - Real Estate	\$8,875
Trash Removal	\$2,600
Utilities	\$1,687
Total Expenses	\$53,705
Expenses Per RSF	\$1.47

ANNUAL PROPERTY OPERATING DATA

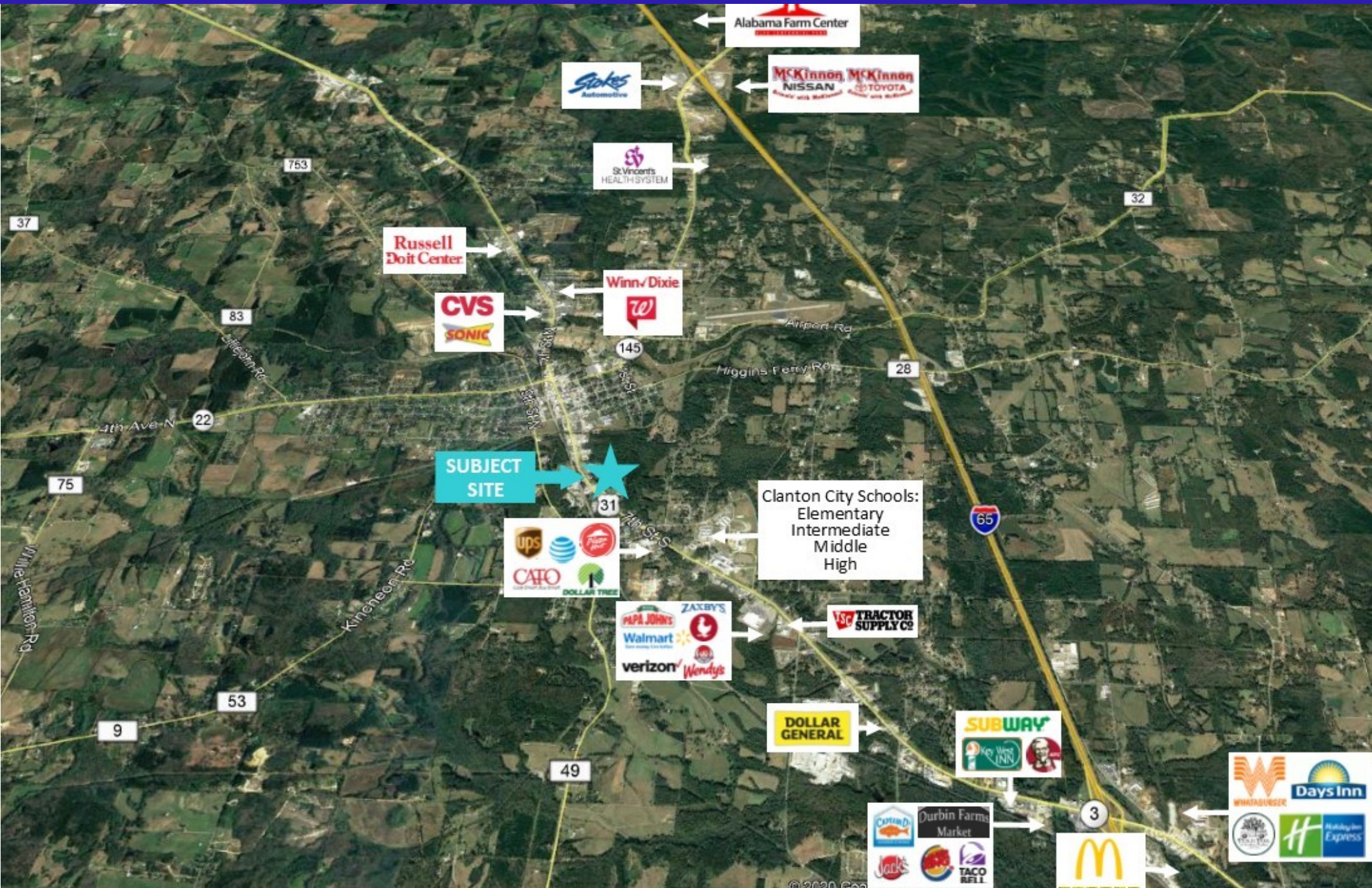
Clanton Plaza
208 7th Street South | Clanton, AL 35045

Description Year Ending	Year 1 04/2027	Year 2 04/2028	Year 3 04/2029	Year 4 04/2030	Year 5 04/2031
Income					
Rental Income	\$296,220	\$296,220	\$296,220	\$296,220	\$296,220
Gross Scheduled Income	\$296,220	\$296,220	\$296,220	\$296,220	\$296,220
Gross Operating Income	\$296,220	\$296,220	\$296,220	\$296,220	\$296,220
Expenses					
Property Management Fee	(\$14,811)	(\$14,811)	(\$14,811)	(\$14,811)	(\$14,811)
Building Insurance	(\$15,932)	(\$15,932)	(\$15,932)	(\$15,932)	(\$15,932)
Landscaping	(\$800)	(\$800)	(\$800)	(\$800)	(\$800)
Maintenance	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)	(\$9,000)
Taxes - Real Estate	(\$8,875)	(\$8,875)	(\$8,875)	(\$8,875)	(\$8,875)
Trash Removal	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)
Utilities	(\$1,687)	(\$1,687)	(\$1,687)	(\$1,687)	(\$1,687)
Total Operating Expenses	(\$53,705)	(\$53,705)	(\$53,705)	(\$53,705)	(\$53,705)
Operating Expense Ratio	18.13%	18.13%	18.13%	18.13%	18.13%
Net Operating Income	\$242,515	\$242,515	\$242,515	\$242,515	\$242,515

LEASE RENT ROLL

Clanton Plaza
208 7th Street South | Clanton, AL 35045

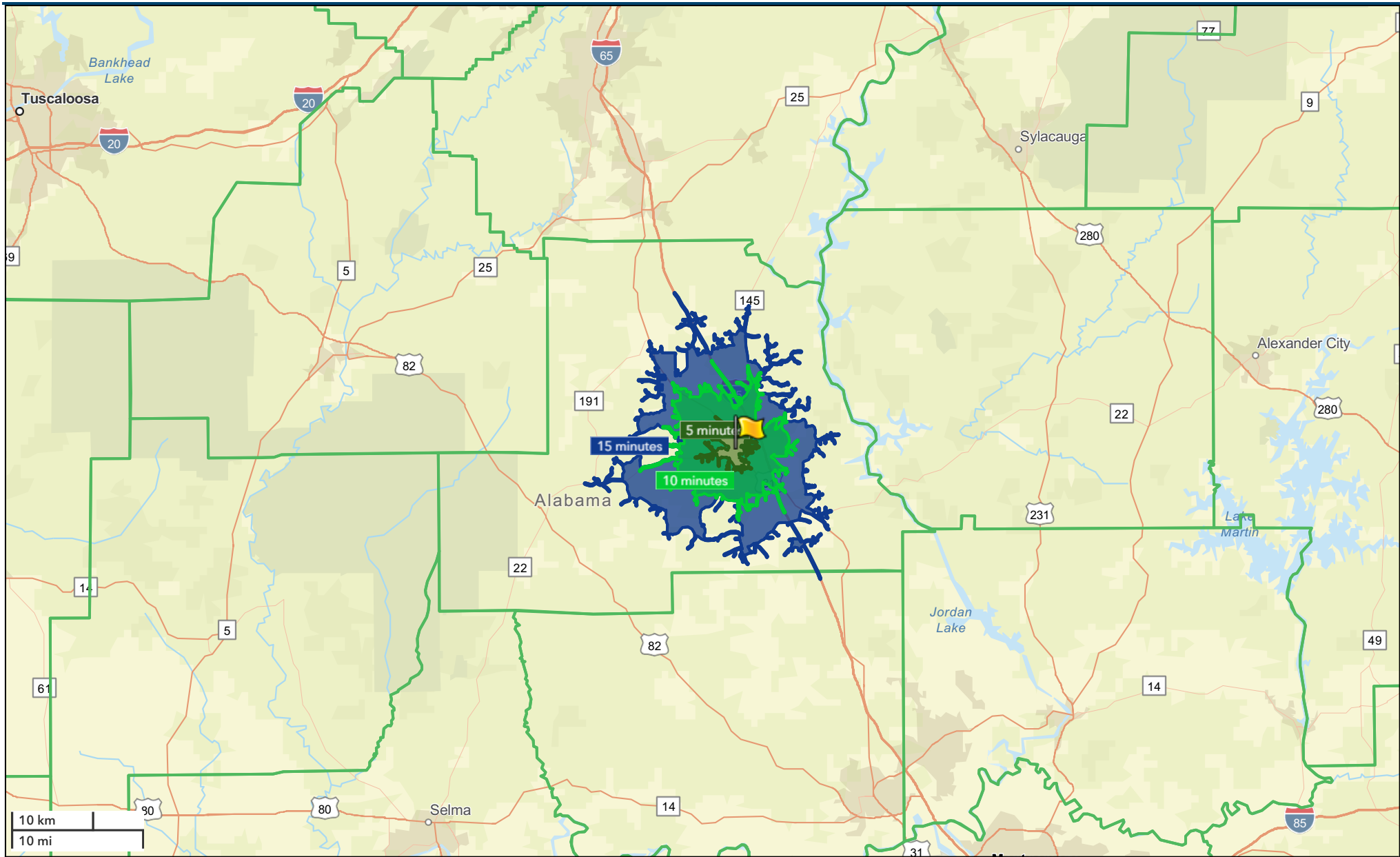
Tenant	Size	Start	Expires	\$/RSF	Rent
Title Max (out parcel)	3,000	02/01/08	02/28/29	\$14.30	\$42,900
QQ 99 Cent Store	3,500	09/01/09	12/31/29	\$6.86	\$24,010
Express Fitness	13,000	02/01/20	01/31/29	\$5.00	\$65,000
Shoe Show	6,700	11/01/01	09/30/26	\$8.84	\$59,228
Factory Connection	4,400	08/01/06	07/31/27	\$8.27	\$36,388
Fancy Nails	1,120	06/01/15	05/31/27	\$11.02	\$12,342
Shelby Concrete	1,600	05/01/25	04/30/28	\$11.00	\$17,600
Suncrest Home Health	3,200	06/01/11	05/31/29	\$12.11	\$38,752



DEMOGRAPHIC TRADE AREA

Clanton Plaza
208 7th Street South | Clanton, AL 35045

5-10-15 Minute Drive Time



Easterling
679-699 4th Ave N, Clanton, Alabama, 35045
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.84101
Longitude: -86.63201

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	3,919	12,853	20,810
2020 Population	4,081	13,099	21,370
2025 Population	4,191	13,222	21,819
2030 Population	4,236	13,296	22,120
2010-2020 Annual Rate	0.41%	0.19%	0.27%
2020-2025 Annual Rate	0.51%	0.18%	0.40%
2025-2030 Annual Rate	0.21%	0.11%	0.27%
2020 Male Population	46.0%	47.7%	48.2%
2020 Female Population	54.0%	52.3%	51.8%
2020 Median Age	40.2	40.2	40.4
2025 Male Population	46.9%	48.4%	49.0%
2025 Female Population	53.1%	51.6%	51.0%
2025 Median Age	41.1	40.8	41.0

In the identified area, the current year population is 21,819. In 2020, the Census count in the area was 21,370. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 22,120 representing a change of 0.27% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	66.7%	73.4%	78.4%
2025 Black Alone	21.3%	14.8%	10.8%
2025 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2025 Asian Alone	1.1%	0.9%	0.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	4.9%	5.3%	4.8%
2025 Two or More Races	5.1%	4.8%	4.7%
2025 Hispanic Origin (Any Race)	7.6%	8.0%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 19.7% 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 45.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	41	55	59
2010 Households	1,495	4,950	7,921
2020 Households	1,531	5,112	8,268
2025 Households	1,575	5,212	8,541
2030 Households	1,602	5,276	8,715
2010-2020 Annual Rate	0.24%	0.32%	0.43%
2020-2025 Annual Rate	0.54%	0.37%	0.62%
2025-2030 Annual Rate	0.34%	0.24%	0.40%
2025 Average Household Size	2.54	2.47	2.51

The household count in this area has changed from 8,268 in 2020 to 8,541 in the current year, a change of 0.62% annually. The five-year projection of households is 8,715, a change of 0.40% annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2020. The number of families in the current year is 5,801 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

Easterling
679-699 4th Ave N, Clanton, Alabama, 35045
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.84101
Longitude: -86.63201

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2025 Percent of Income for Mortgage	18.8%	18.8%	18.1%
Median Household Income			
2025 Median Household Income	\$50,820	\$60,276	\$64,335
2030 Median Household Income	\$62,607	\$67,817	\$72,278
2025-2030 Annual Rate	4.26%	2.39%	2.36%
Average Household Income			
2025 Average Household Income	\$66,048	\$75,245	\$77,986
2030 Average Household Income	\$71,768	\$82,421	\$85,289
2025-2030 Annual Rate	1.68%	1.84%	1.81%
Per Capita Income			
2025 Per Capita Income	\$26,924	\$29,967	\$30,738
2030 Per Capita Income	\$29,428	\$33,043	\$33,834
2025-2030 Annual Rate	1.79%	1.97%	1.94%
GINI Index			
2025 Gini Index	41.5	43.2	42.2

Households by Income

Current median household income is \$64,335 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$72,278 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$77,986 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$85,289 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$30,738 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$33,834 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	126	126	131
2010 Total Housing Units	1,749	5,547	8,990
2010 Owner Occupied Housing Units	905	3,426	5,863
2010 Renter Occupied Housing Units	591	1,525	2,057
2010 Vacant Housing Units	254	597	1,069
2020 Total Housing Units	1,785	5,643	9,114
2020 Owner Occupied Housing Units	907	3,498	6,090
2020 Renter Occupied Housing Units	624	1,614	2,178
2020 Vacant Housing Units	179	526	876
2025 Total Housing Units	1,828	5,736	9,391
2025 Owner Occupied Housing Units	947	3,605	6,361
2025 Renter Occupied Housing Units	628	1,607	2,180
2025 Vacant Housing Units	253	524	850
2030 Total Housing Units	1,851	5,791	9,548
2030 Owner Occupied Housing Units	989	3,711	6,581
2030 Renter Occupied Housing Units	613	1,565	2,134
2030 Vacant Housing Units	249	515	833

Socioeconomic Status Index

2025 Socioeconomic Status Index	45.6	47.9	48.8
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Currently, 67.7% of the 9,391 housing units in the area are owner occupied; 23.2% are renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 9,114 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$186,137, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.67% annually to \$233,851.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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