

FOR SALE

Excess Walgreens Parcel Available: Leeds, AL

1839 Ashville Road | Leeds, AL



Overview

AVAILABLE

0.4 Acres

RATE

Call for Price

Demographics

1 MILE

3 MILE

5 MILE

Total Population

3,110

15,180

28,463

Total Households

1,319

6,279

11,362

Avg Household Income

\$71,568

\$60,889

\$70,629

Year: 2017 | Source: Esri

Traffic Counts

US Highway 411, S of Site

25,780 VPD

US Highway 411, N of Site

36,890 VPD

I-20, NE of Site

53,580 VPD

Year: 2016 | Source: ALDOT

Contact

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Executive Summary

1839 Ashville Road | Leeds, AL



	1 mile	3 miles	5 miles
Population			
2000 Population	2,157	11,959	20,635
2010 Population	2,810	14,576	27,213
2017 Population	3,110	15,180	28,463
2022 Population	3,314	15,641	29,452
2000-2010 Annual Rate	2.68%	2.00%	2.81%
2010-2017 Annual Rate	1.41%	0.56%	0.62%
2017-2022 Annual Rate	1.28%	0.60%	0.69%
2017 Male Population	48.1%	48.3%	48.8%
2017 Female Population	51.9%	51.7%	51.2%
2017 Median Age	39.3	38.5	39.0

In the identified area, the current year population is 28,463. In 2010, the Census count in the area was 27,213. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 29,452 representing a change of 0.69% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	85.2%	78.9%	82.4%
2017 Black Alone	9.3%	14.4%	11.8%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	2.0%	1.6%	1.3%
2017 Pacific Islander Alone	0.0%	0.1%	0.0%
2017 Other Race	1.3%	2.5%	2.1%
2017 Two or More Races	1.8%	2.2%	1.9%
2017 Hispanic Origin (Any Race)	2.8%	4.5%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 18.1% 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 36.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	883	4,880	8,164
2010 Households	1,183	6,004	10,823
2017 Total Households	1,319	6,279	11,362
2022 Total Households	1,409	6,479	11,767
2000-2010 Annual Rate	2.97%	2.09%	2.86%
2010-2017 Annual Rate	1.51%	0.62%	0.67%
2017-2022 Annual Rate	1.33%	0.63%	0.70%
2017 Average Household Size	2.36	2.42	2.50

The household count in this area has changed from 10,823 in 2010 to 11,362 in the current year, a change of 0.67% annually. The five-year projection of households is 11,767, a change of 0.70% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2010. The number of families in the current year is 8,022 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$55,158	\$47,901	\$54,738
2022 Median Household Income	\$60,376	\$52,619	\$60,246
2017-2022 Annual Rate	1.82%	1.90%	1.94%
Average Household Income			
2017 Average Household Income	\$71,568	\$60,889	\$70,629
2022 Average Household Income	\$83,519	\$70,477	\$80,996
2017-2022 Annual Rate	3.14%	2.97%	2.78%
Per Capita Income			
2017 Per Capita Income	\$29,795	\$25,123	\$28,076
2022 Per Capita Income	\$34,868	\$29,118	\$32,212
2017-2022 Annual Rate	3.19%	3.00%	2.79%

Households by Income

Current median household income is \$54,738 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$60,246 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,629 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$80,996 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,076 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,212 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	949	5,249	8,691
2000 Owner Occupied Housing Units	743	3,475	6,147
2000 Renter Occupied Housing Units	140	1,404	2,017
2000 Vacant Housing Units	66	370	527
2010 Total Housing Units	1,291	6,578	11,695
2010 Owner Occupied Housing Units	939	4,234	8,235
2010 Renter Occupied Housing Units	244	1,770	2,588
2010 Vacant Housing Units	108	574	872
2017 Total Housing Units	1,415	6,936	12,339
2017 Owner Occupied Housing Units	1,014	4,223	8,333
2017 Renter Occupied Housing Units	305	2,056	3,029
2017 Vacant Housing Units	96	657	977
2022 Total Housing Units	1,536	7,249	12,913
2022 Owner Occupied Housing Units	1,083	4,365	8,641
2022 Renter Occupied Housing Units	326	2,113	3,126
2022 Vacant Housing Units	127	770	1,146

Currently, 67.5% of the 12,339 housing units in the area are owner occupied; 24.5%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 11,695 housing units in the area - 70.4% owner occupied, 22.1% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 2.41%. Median home value in the area is \$154,477, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.87% annually to \$169,463.