

PRESENTED BY

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GEORGE A. BARRAN

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RETAIL SPACE FOR LEASE

ASHBURY PLACE



300 Market St, NE Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM

ASHBURY PLACE



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,360 SF
Lot Size:	2.51 Acres
Zoning:	B-2

PROPERTY OVERVIEW

This property is a new, multi-tenant, retail development in Madison, Alabama. Red-X Fitness will be the anchor tenant, occupying the middle 9,290 sf with their gym and fitness center. The additional 8,360 square ft space can be divided into smaller tenant spaces, but can be customized and built to suit. Call for pricing.

LOCATION OVERVIEW

This property is located on County Line Road in Madison, Alabama, just southwest of the intersection with Palmer Road.



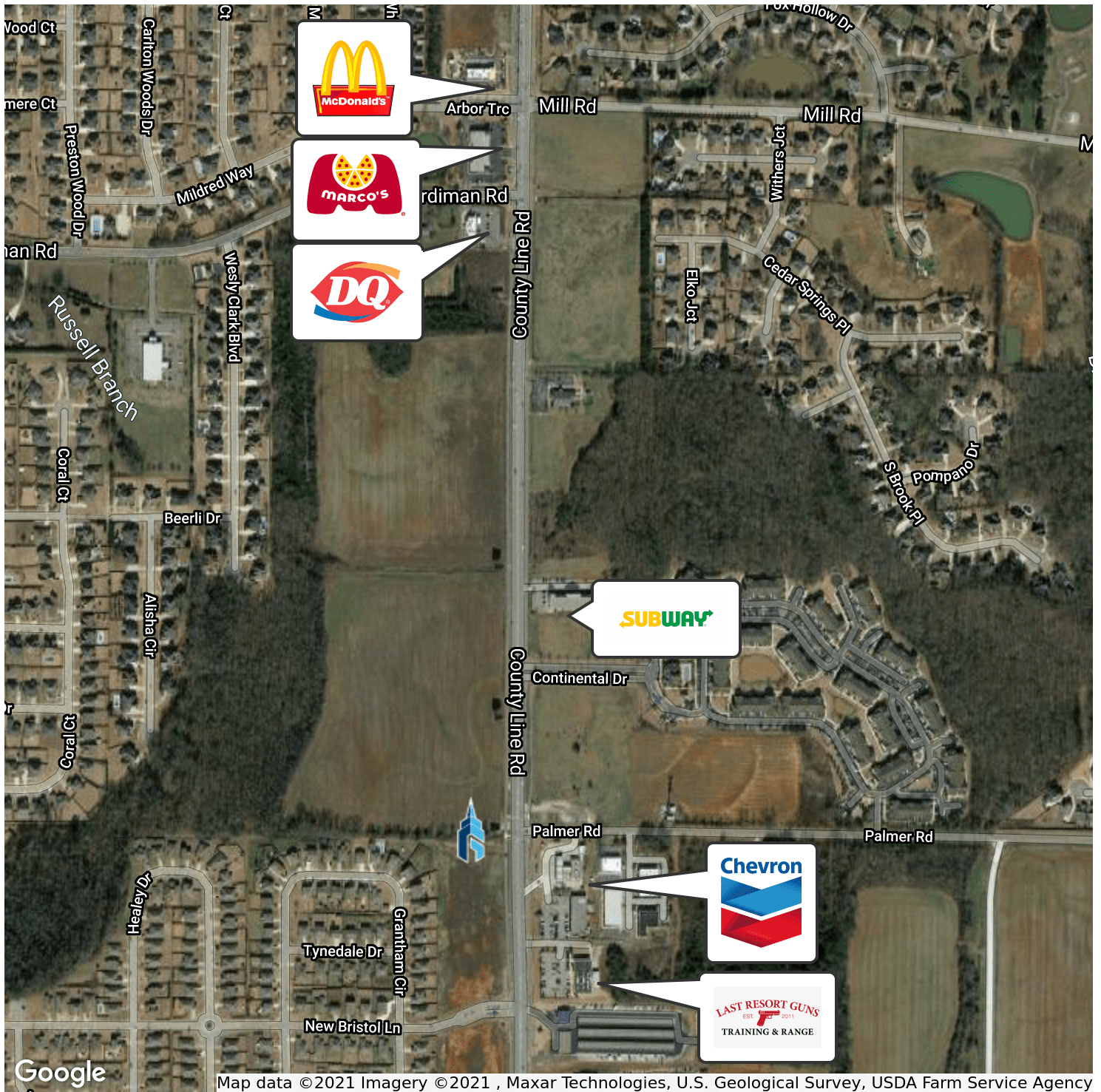
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ASHBURY PLACE

Near Corner of County Line Rd and Palmer Rd, Madison, AL



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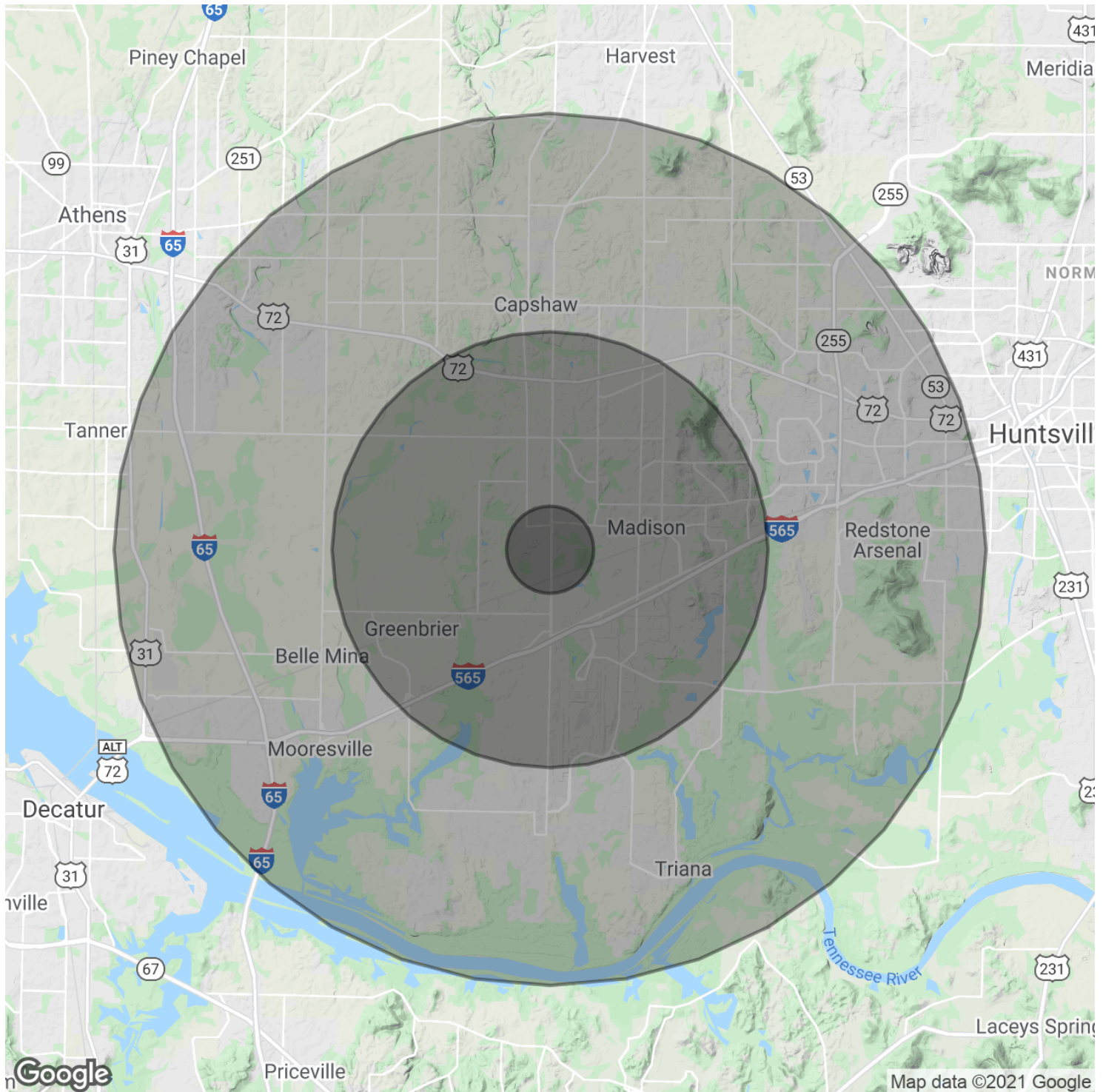
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Executive Summary

10860-10864 County Line Rd
10860-10864 County Line Rd, Madison, Alabama, 35756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.69187
Longitude: -86.78738

	1 mile	3 miles	5 miles
Population			
2000 Population	1,088	10,797	34,245
2010 Population	2,164	18,781	50,820
2020 Population	4,078	25,050	61,365
2025 Population	4,782	27,766	66,671
2000-2010 Annual Rate	7.12%	5.69%	4.03%
2010-2020 Annual Rate	6.38%	2.85%	1.86%
2020-2025 Annual Rate	3.24%	2.08%	1.67%
2020 Male Population	49.2%	49.1%	49.4%
2020 Female Population	50.8%	50.9%	50.6%
2020 Median Age	38.5	36.8	37.0

In the identified area, the current year population is 61,365. In 2010, the Census count in the area was 50,820. The rate of change since 2010 was 1.86% annually. The five-year projection for the population in the area is 66,671 representing a change of 1.67% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

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

Race and Ethnicity

2020 White Alone	70.2%	68.7%	70.3%
2020 Black Alone	19.0%	18.3%	17.4%
2020 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2020 Asian Alone	6.1%	7.6%	6.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	1.1%	1.7%	1.6%
2020 Two or More Races	3.0%	3.0%	3.2%
2020 Hispanic Origin (Any Race)	4.9%	5.4%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.8% 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 52.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	123	128	130
2000 Households	348	4,262	13,345
2010 Households	658	7,132	20,010
2020 Total Households	1,282	9,419	24,248
2025 Total Households	1,503	10,394	26,361
2000-2010 Annual Rate	6.58%	5.28%	4.13%
2010-2020 Annual Rate	6.72%	2.75%	1.89%
2020-2025 Annual Rate	3.23%	1.99%	1.69%
2020 Average Household Size	3.18	2.66	2.52

The household count in this area has changed from 20,010 in 2010 to 24,248 in the current year, a change of 1.89% annually. The five-year projection of households is 26,361, a change of 1.69% annually from the current year total. Average household size is currently 2.52, compared to 2.53 in the year 2010. The number of families in the current year is 16,298 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	12.4%	12.0%	11.7%
Median Household Income			
2020 Median Household Income	\$88,760	\$90,972	\$90,643
2025 Median Household Income	\$93,389	\$96,457	\$97,933
2020-2025 Annual Rate	1.02%	1.18%	1.56%
Average Household Income			
2020 Average Household Income	\$109,597	\$112,410	\$113,160
2025 Average Household Income	\$120,228	\$124,118	\$124,812
2020-2025 Annual Rate	1.87%	2.00%	1.98%
Per Capita Income			
2020 Per Capita Income	\$40,527	\$42,804	\$44,981
2025 Per Capita Income	\$44,465	\$47,078	\$49,650
2020-2025 Annual Rate	1.87%	1.92%	1.99%

Households by Income

Current median household income is \$90,643 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$97,933 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$113,160 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$124,812 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$44,981 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$49,650 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	201	205	211
2000 Total Housing Units	373	4,685	14,567
2000 Owner Occupied Housing Units	252	2,699	9,033
2000 Renter Occupied Housing Units	96	1,563	4,312
2000 Vacant Housing Units	25	423	1,222
2010 Total Housing Units	676	7,581	21,555
2010 Owner Occupied Housing Units	560	4,861	13,293
2010 Renter Occupied Housing Units	98	2,271	6,717
2010 Vacant Housing Units	18	449	1,545
2020 Total Housing Units	1,320	10,002	26,238
2020 Owner Occupied Housing Units	922	6,358	15,802
2020 Renter Occupied Housing Units	360	3,060	8,446
2020 Vacant Housing Units	38	583	1,990
2025 Total Housing Units	1,545	11,012	28,495
2025 Owner Occupied Housing Units	1,071	6,950	16,941
2025 Renter Occupied Housing Units	432	3,444	9,420
2025 Vacant Housing Units	42	618	2,134

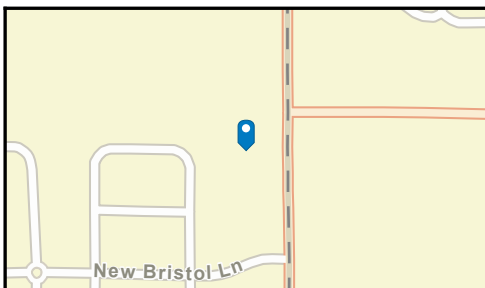
Currently, 60.2% of the 26,238 housing units in the area are owner occupied; 32.2%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 21,555 housing units in the area - 61.7% owner occupied, 31.2% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 9.13%. Median home value in the area is \$254,413, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.83% annually to \$265,183.

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.

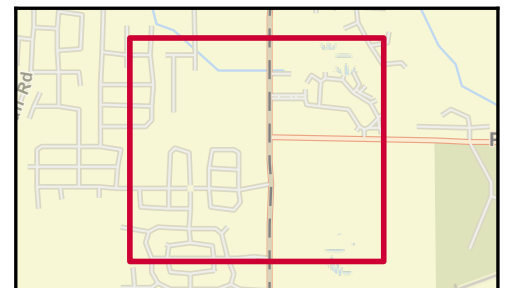
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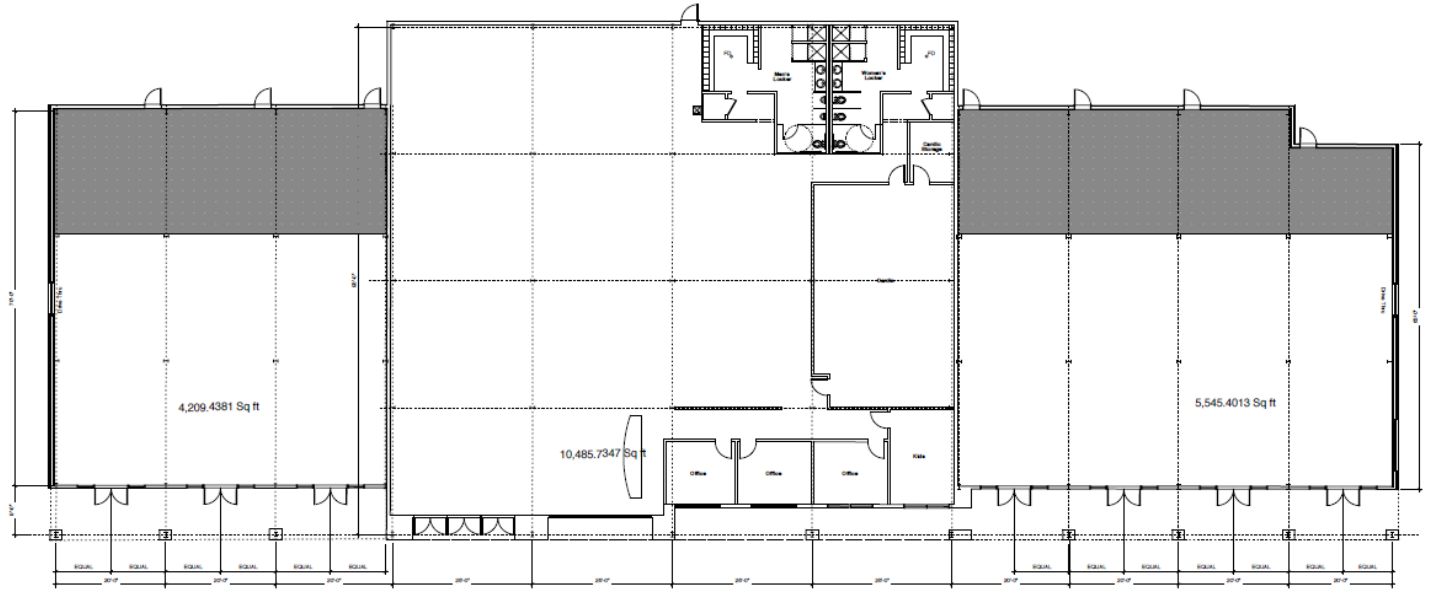
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

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Near Corner of County Line Rd and Palmer Rd, Madison, AL



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,360 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
RedX Fitness	9,290 SF	NNN	Negotiable
Retail Space	8,360 SF	NNN	Negotiable



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EMMETTE BARRAN, CCIM

Qualifying Broker

e barran@gatewaycommercial.net

Direct: 256.355.0721 | Cell: 256.303.1703

PROFESSIONAL BACKGROUND

Emmette Barran, CCIM joined Gateway Commercial Brokerage in 1996. He lives in Decatur, Alabama.

Clients Include: Big Lots - Family Dollar - Piggly Wiggly - Food Land - Bender's Gym - Aaron's Rents - TOC - Compass Bank - Hospice South - Rent-A-Center - Region's Bank - Redstone Federal Credit Union - WW Grainger - Sprint PCS

Management: Gateway Shopping Center (150,000 SF) - Finley Plaza (90,000 SF) - Southgate Shopping Center (125,000 SF) - Albany Plaza Office Complex (20,000 SF) - Bender's Plaza - Wimberly Plaza

Construction Management: Bender's Elite (Knight Street)

Development: Shops on Second (Mellow Mushroom and Moe's BBQ) - 307 Second (Mixed use: lofts and retail) - Bender's Plaza - Wimberly Plaza

EDUCATION

Auburn University (BS, Finance)

MEMBERSHIPS

State of Alabama Real Estate Commissioner - CCIM (Certified Commercial Investment Member); International Council of Shopping Centers (ICSC) Member

Gateway Commercial Brokerage, Inc.

300 Market St, NE Suite 3
Decatur, AL 35601
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GEORGE A. BARRAN

Broker

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Direct: 256.355.0721 | Cell: 256.303.1109

PROFESSIONAL BACKGROUND

George A. Barran joined Gateway Commercial Brokerage in 2004. He lives in Decatur, Alabama.

Clients Include: Aaron's - StarNails - Asian Buffett - Bender's Gym - Easy Money - State of Alabama Department of Transportation - Breathe Yoga Barre - Mellow Mushroom - Moe's Original BBQ - Buddy's - Krispy Kreme - Progress Bank

Management: Gateway Shopping Center - Finley Plaza - Southgate Shopping Center - 607 Church Street - Progress Tower - Bender's Plaza

EDUCATION

University of Alabama (BS, Finance)

MEMBERSHIPS

CASA of North Alabama, Board of Zoning and Adjustments - Chariman 2013-2016

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