

OVERVIEW

AERIAL

DEMOS



RETAIL/RESTAURANT SPACE AVAILABLE

COUNTRY CLUB PARK
201 Country Club Park
Mountain Brook, AL 35213



PROPERTY FOR LEASE

Call for Pricing

Property Information

- ▶ Approximately 1,850 SF Available
- ▶ Large patio adjacent
- ▶ Anchor Tenants: CVS Pharmacy & La Paz Mexican Restaurant
- ▶ Located in Alabama's most affluent suburb Mountain Brook
- ▶ Located in walkable downtown Mountain Brook

Demographics

	3 miles	5 miles	10 miles
Population	72,297	166,551	456,913
Average HHI	\$109,450	\$91,318	\$84,856
Daytime Pop	162,606	286,240	578,946



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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



Country Club Park

SoHo

- piggy wiggly
- Smorgasburg King
- Jack's
- URBAN COOKHOUSE
- CVS pharmacy
- LITTLE DONKEY
- zoës KITCHEN
- HOLLER & DASH BISCUIT HOUSE
- OHENRY'S COFFEES
- Arbys
- ALABAMA OUTDOORS

Lane Park
28-acre mixed-use development includes over 160,000 SF of retail and restaurant space

Brookwood Village

- TARGET
- DSW DESIGNER SHOE WAREHOUSE
- BAM! BOOKS-A-MILLION
- THE FRESH MARKET
- BRIO tucan grille
- GRILLE 29
- FIVE GUYS BURGERS and FRIES
- COCINA SUPERIOR
- Bath & Body Works
- verizon
- OHENRY'S COFFEES
- LOFT Z GALLERIE
- Jason's deli

Cahaba Village

- WHOLE FOODS MARKET
- Newk's EATERY
- Hollywood Food
- MAINTAIN High Outdoors
- Massage Envy SPA
- NOTHING BUT NOODLES
- DIAMONDS DIRECT
- MAKI FRESH

The Summit

- belk
- BED BATH & BEYOND
- ARHAUS
- Saks Fifth Avenue
- TRADER JOE'S
- zoës KITCHEN
- Apple
- BARNES & NOBLE
- PF CHANG'S
- ROMANO'S Macaroni GRILL
- SHAKE SHACK
- Seasons FRESH | GRILL | BZ
- PELOLOSI THE STORY OF CUSTARD PIE
- TACO MAMA
- STEELCITYPOPS
- The Cheesecake Factory
- Tanera BREAD
- VILLAGE TAVERN Scratch Kitchen • Craft Bar
- NOTHING buttt CAKES
- west elm
- RESTORATION HARDWARE
- URBAN OUTFITTERS
- ANTHROPOLOGIE
- MICHAEL KORS

The Colonnade

- ROCKER BARREL Old Country Store
- TAZIKI'S MEDITERRANEAN CAFE
- avadian
- salon suites
- MOOYAH
- ROCK ROLL SUSHI
- JJ TRUNK STORES
- EDGARS
- Johnny Ruff
- GOLD'S GYM



Executive Summary

201 Country Club Park, Birmingham, Alabama, 35213 2
 201 Country Club Park, Birmingham, Alabama, 35213
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 33.50203
 Longitude: -86.75793

	3 miles	5 miles	10 miles
Population			
2000 Population	69,796	172,635	447,190
2010 Population	66,909	159,421	437,889
2019 Population	72,297	166,551	456,913
2024 Population	74,963	170,352	466,937
2000-2010 Annual Rate	-0.42%	-0.79%	-0.21%
2010-2019 Annual Rate	0.84%	0.47%	0.46%
2019-2024 Annual Rate	0.73%	0.45%	0.43%
2019 Male Population	48.1%	48.2%	47.5%
2019 Female Population	51.9%	51.8%	52.5%
2019 Median Age	37.2	36.9	38.0

In the identified area, the current year population is 456,913. In 2010, the Census count in the area was 437,889. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 466,937 representing a change of 0.43% annually from 2019 to 2024. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.5.

Race and Ethnicity

	3 miles	5 miles	10 miles
2019 White Alone	68.7%	53.8%	48.4%
2019 Black Alone	25.7%	40.0%	44.9%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.3%	1.9%	2.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.5%	2.5%	2.4%
2019 Two or More Races	1.6%	1.5%	1.5%
2019 Hispanic Origin (Any Race)	3.3%	4.7%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.6% 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 60.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2019 Wealth Index	137	110	101
2000 Households	31,968	73,985	182,974
2010 Households	30,296	68,095	180,569
2019 Total Households	32,775	71,121	187,989
2024 Total Households	34,149	72,929	192,196
2000-2010 Annual Rate	-0.54%	-0.83%	-0.13%
2010-2019 Annual Rate	0.85%	0.47%	0.44%
2019-2024 Annual Rate	0.82%	0.50%	0.44%
2019 Average Household Size	2.06	2.21	2.36

The household count in this area has changed from 180,569 in 2010 to 187,989 in the current year, a change of 0.44% annually. The five-year projection of households is 192,196, a change of 0.44% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 111,050 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 08, 2019



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Mortgage Income			
2019 Percent of Income for Mortgage	31.8%	30.2%	20.8%
Median Household Income			
2019 Median Household Income	\$61,245	\$50,063	\$52,334
2024 Median Household Income	\$68,606	\$55,319	\$58,062
2019-2024 Annual Rate	2.30%	2.02%	2.10%
Average Household Income			
2019 Average Household Income	\$109,450	\$91,318	\$84,856
2024 Average Household Income	\$120,198	\$101,408	\$95,484
2019-2024 Annual Rate	1.89%	2.12%	2.39%
Per Capita Income			
2019 Per Capita Income	\$49,454	\$39,184	\$35,059
2024 Per Capita Income	\$54,552	\$43,584	\$39,435
2019-2024 Annual Rate	1.98%	2.15%	2.38%

Households by Income

Current median household income is \$52,334 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$58,062 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,856 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$95,484 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,059 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,435 in five years, compared to \$36,530 for all U.S. households

Housing

	3 miles	5 miles	10 miles
2019 Housing Affordability Index	77	81	119
2000 Total Housing Units	35,659	82,888	201,834
2000 Owner Occupied Housing Units	17,038	38,441	110,356
2000 Renter Occupied Housing Units	14,930	35,544	72,618
2000 Vacant Housing Units	3,691	8,903	18,860
2010 Total Housing Units	35,248	81,078	209,166
2010 Owner Occupied Housing Units	16,502	35,449	105,561
2010 Renter Occupied Housing Units	13,794	32,646	75,008
2010 Vacant Housing Units	4,952	12,983	28,597
2019 Total Housing Units	38,129	85,705	220,023
2019 Owner Occupied Housing Units	15,810	33,372	101,504
2019 Renter Occupied Housing Units	16,966	37,750	86,485
2019 Vacant Housing Units	5,354	14,584	32,034
2024 Total Housing Units	39,622	87,968	225,390
2024 Owner Occupied Housing Units	16,118	33,911	103,633
2024 Renter Occupied Housing Units	18,031	39,018	88,563
2024 Vacant Housing Units	5,473	15,039	33,194

Currently, 46.1% of the 220,023 housing units in the area are owner occupied; 39.3%, renter occupied; and 14.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 209,166 housing units in the area - 50.5% owner occupied, 35.9% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 2.27%. Median home value in the area is \$222,163, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.81% annually to \$243,015.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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