

The Bulls-Eye Center

1817 Cherokee Avenue SW
Cullman, AL 35055

Mark Robbins

Principal

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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	1817 Cherokee Avenue SW, Cullman, AL, 35055
COUNTY	Cullman
APN	17-05-22-3-001-002.006
Cross Street	Lee Avenue SW
Traffic Count	17300
Square Feet	1,600

HIGHLIGHTS

- Excellent Access at signalized intersection
- Excellent Visibility
- 1,600 SF Available (22' wide by 72' deep)
- Parking Ratio of 9.74 spaces per 1,000 SF plus parking may be expanded
- Population growth in Trade Area



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,357	16,203	26,374



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,050	\$62,234	\$65,297



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,464	6,746	10,686

PROPERTY FEATURES

CURRENT OCCUPANCY	79.00 %
TOTAL TENANTS	3
BUILDING SF	7,700
GLA (SF)	7,700
LAND SF	66,647
LAND ACRES	1.53
YEAR BUILT	2015
ZONING TYPE	B2-General Business District
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	48
PARKING RATIO	9.74/1,000
NUMBER OF PADS	2
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

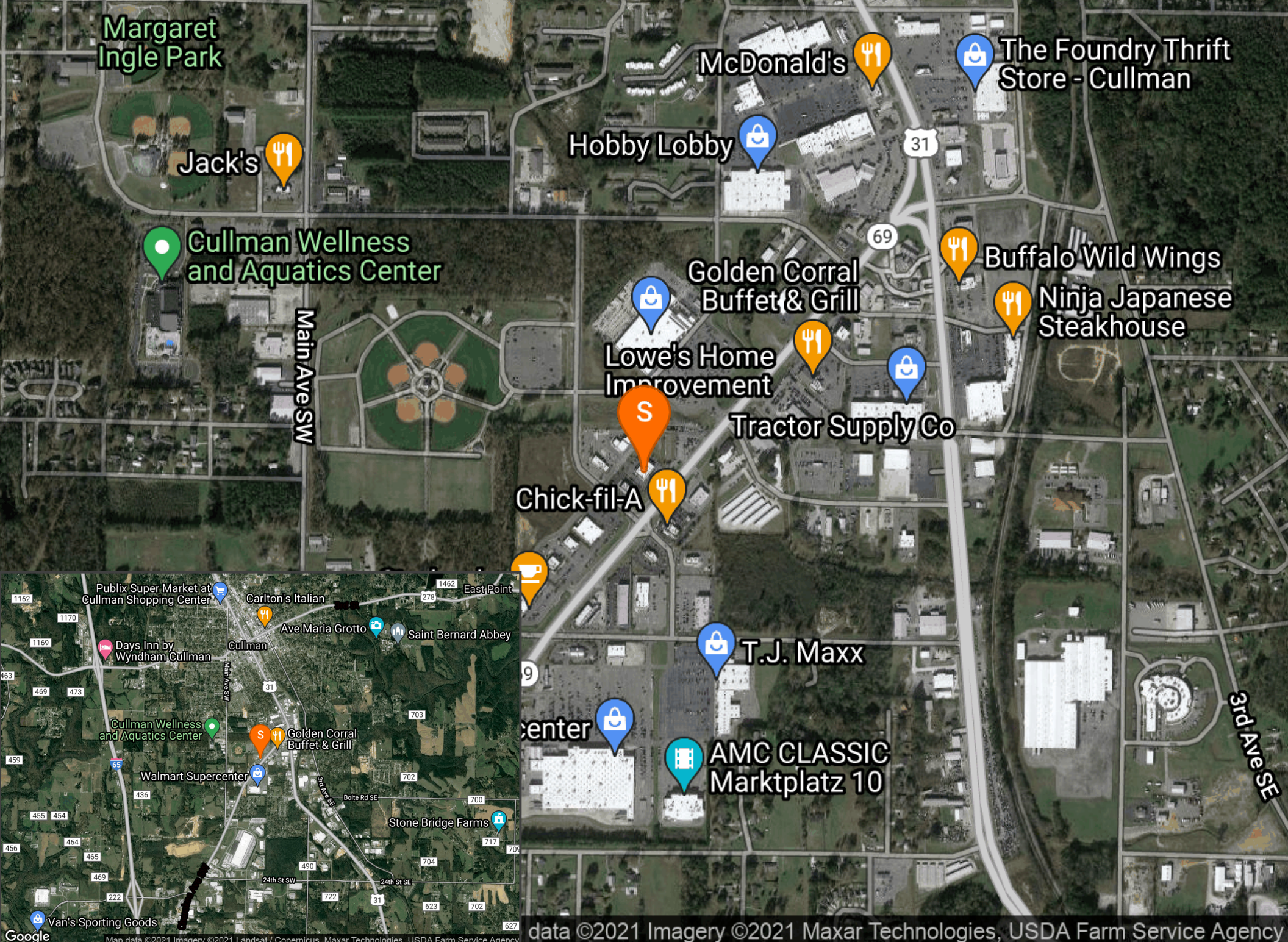
NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

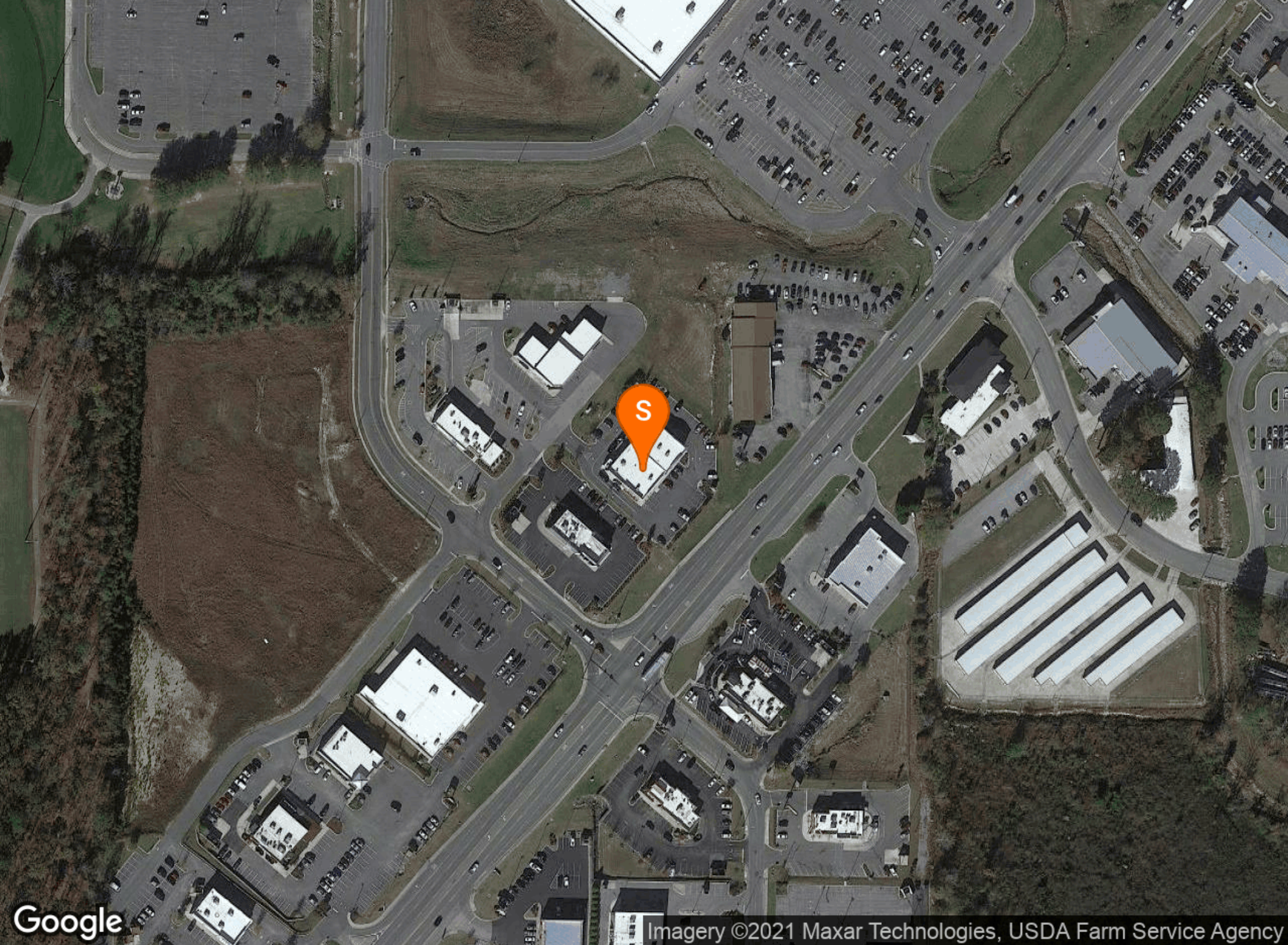
TENANT INFORMATION

MAJOR TENANT/S	Chicken Salad Chick, Aspen Dental
LEASE TYPE	NNN





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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,662	14,419	23,140
2010 Population	2,774	15,080	24,579
2021 Population	3,357	16,203	26,374
2026 Population	3,472	16,654	27,134
2021 African American	37	166	207
2021 American Indian	4	61	109
2021 Asian	60	235	374
2021 Hispanic	280	1,645	2,151
2021 Other Race	147	775	1,052
2021 White	3,062	14,717	24,240
2021 Multiracial	47	238	375
2021-2026: Population: Growth Rate	3.40 %	2.75 %	2.85 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	251	894	1,176
\$15,000-\$24,999	221	768	1,199
\$25,000-\$34,999	126	654	1,042
\$35,000-\$49,999	225	1,137	1,777
\$50,000-\$74,999	375	1,514	2,337
\$75,000-\$99,999	159	809	1,502
\$100,000-\$149,999	59	608	1,025
\$150,000-\$199,999	9	184	319
\$200,000 or greater	39	179	309
Median HH Income	\$42,719	\$48,586	\$51,016
Average HH Income	\$54,050	\$62,234	\$65,297

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,359	6,907	10,576
2010 Total Households	1,339	6,339	10,004
2021 Total Households	1,464	6,746	10,686
2026 Total Households	1,516	6,936	11,002
2021 Average Household Size	2.17	2.31	2.40
2000 Owner Occupied Housing	719	3,697	6,403
2000 Renter Occupied Housing	522	2,535	3,185
2021 Owner Occupied Housing	833	4,081	7,192
2021 Renter Occupied Housing	631	2,665	3,494
2021 Vacant Housing	154	935	1,348
2021 Total Housing	1,618	7,681	12,034
2026 Owner Occupied Housing	881	4,267	7,504
2026 Renter Occupied Housing	635	2,669	3,498
2026 Vacant Housing	155	943	1,361
2026 Total Housing	1,671	7,879	12,363
2021-2026: Households: Growth Rate	3.50 %	2.80 %	2.90 %

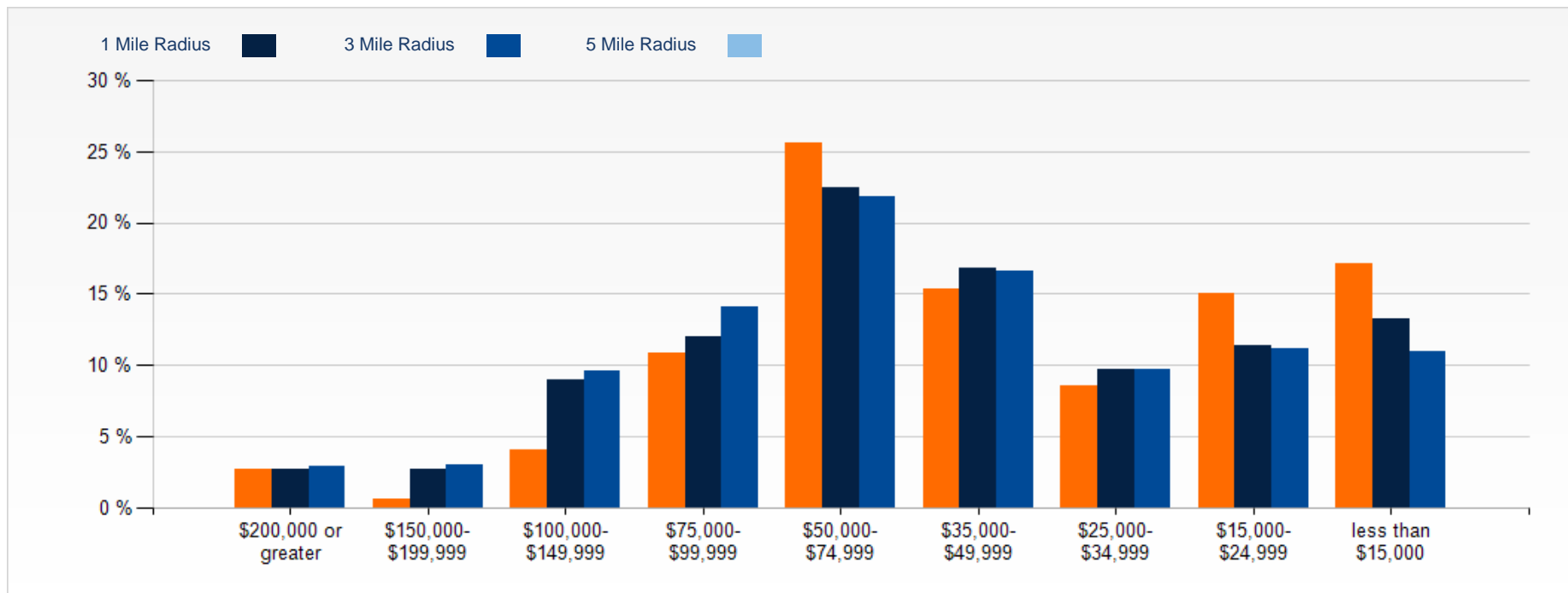
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	247	1,145	1,883
2021 Population Age 35-39	250	1,135	1,778
2021 Population Age 40-44	211	1,019	1,645
2021 Population Age 45-49	195	969	1,613
2021 Population Age 50-54	210	954	1,566
2021 Population Age 55-59	208	995	1,706
2021 Population Age 60-64	210	1,046	1,755
2021 Population Age 65-69	165	868	1,428
2021 Population Age 70-74	177	848	1,388
2021 Population Age 75-79	134	631	1,014
2021 Population Age 80-84	104	471	727
2021 Population Age 85+	101	481	695
2021 Population Age 18+	2,703	12,779	20,746
2021 Median Age	41	41	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,387	\$48,888	\$51,347
Average Household Income 25-34	\$53,941	\$60,918	\$63,055
Median Household Income 35-44	\$52,186	\$59,344	\$63,365
Average Household Income 35-44	\$68,651	\$75,011	\$77,649
Median Household Income 45-54	\$53,883	\$56,849	\$60,014
Average Household Income 45-54	\$68,800	\$74,265	\$76,676
Median Household Income 55-64	\$47,352	\$53,477	\$55,737
Average Household Income 55-64	\$51,575	\$66,865	\$70,131
Median Household Income 65-74	\$40,212	\$46,135	\$49,246
Average Household Income 65-74	\$50,791	\$58,035	\$62,810
Average Household Income 75+	\$36,901	\$42,442	\$44,910

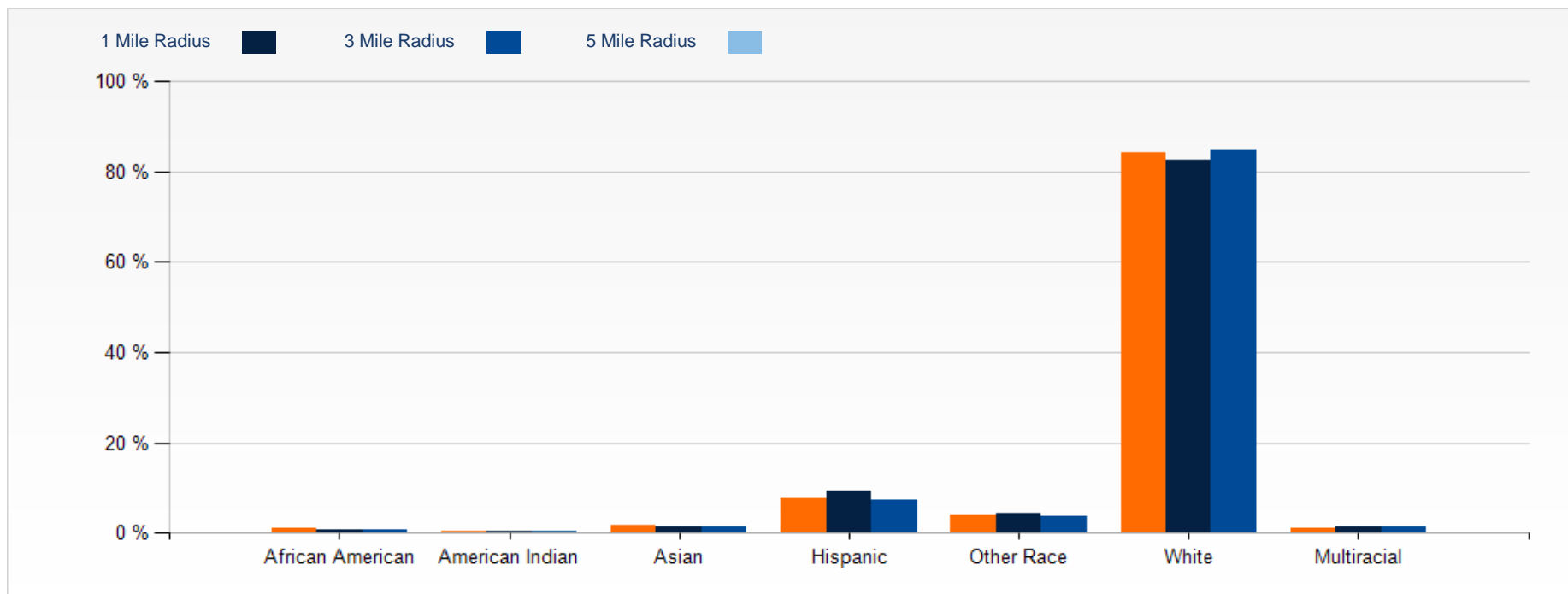
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	225	982	1,615
2026 Population Age 35-39	235	1,130	1,905
2026 Population Age 40-44	252	1,148	1,810
2026 Population Age 45-49	210	1,040	1,687
2026 Population Age 50-54	186	977	1,636
2026 Population Age 55-59	214	979	1,611
2026 Population Age 60-64	207	1,018	1,736
2026 Population Age 65-69	215	1,067	1,762
2026 Population Age 70-74	163	828	1,351
2026 Population Age 75-79	170	782	1,257
2026 Population Age 80-84	105	501	799
2026 Population Age 85+	110	507	757
2026 Population Age 18+	2,795	13,126	21,319
2026 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,578	\$52,098	\$54,814
Average Household Income 25-34	\$58,206	\$66,431	\$69,361
Median Household Income 35-44	\$53,864	\$62,981	\$68,071
Average Household Income 35-44	\$74,267	\$81,198	\$83,823
Median Household Income 45-54	\$55,630	\$60,492	\$64,822
Average Household Income 45-54	\$74,968	\$81,305	\$83,872
Median Household Income 55-64	\$51,051	\$57,100	\$59,711
Average Household Income 55-64	\$59,287	\$74,388	\$77,356
Median Household Income 65-74	\$45,708	\$50,463	\$51,982
Average Household Income 65-74	\$56,763	\$63,230	\$67,752
Average Household Income 75+	\$40,072	\$46,038	\$48,796

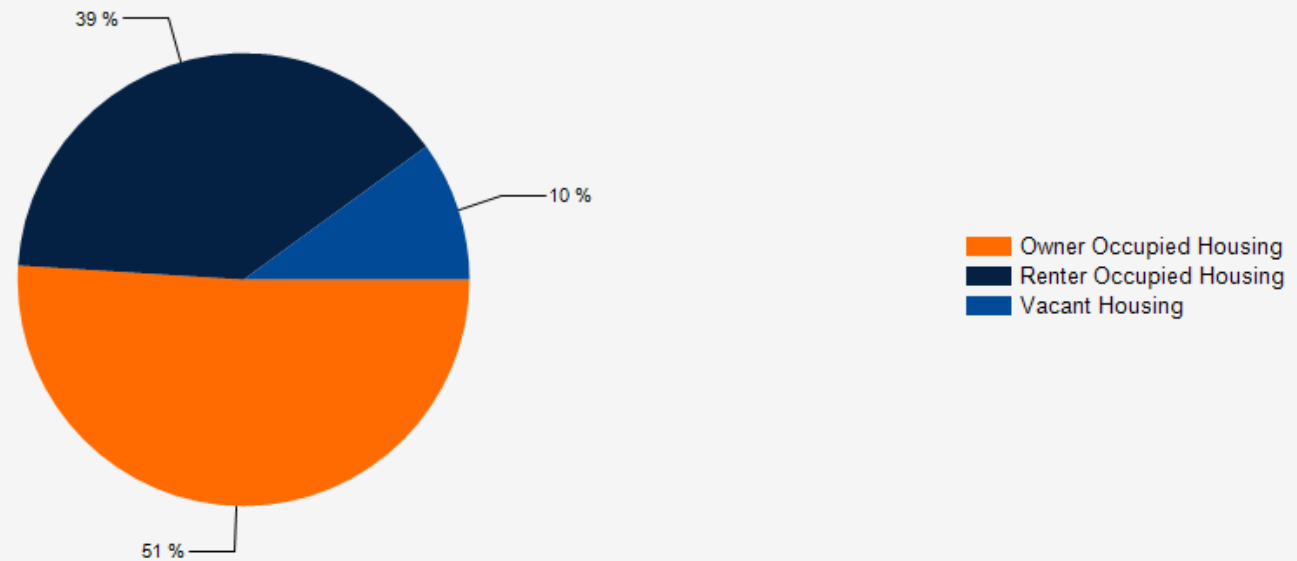
2021 Household Income



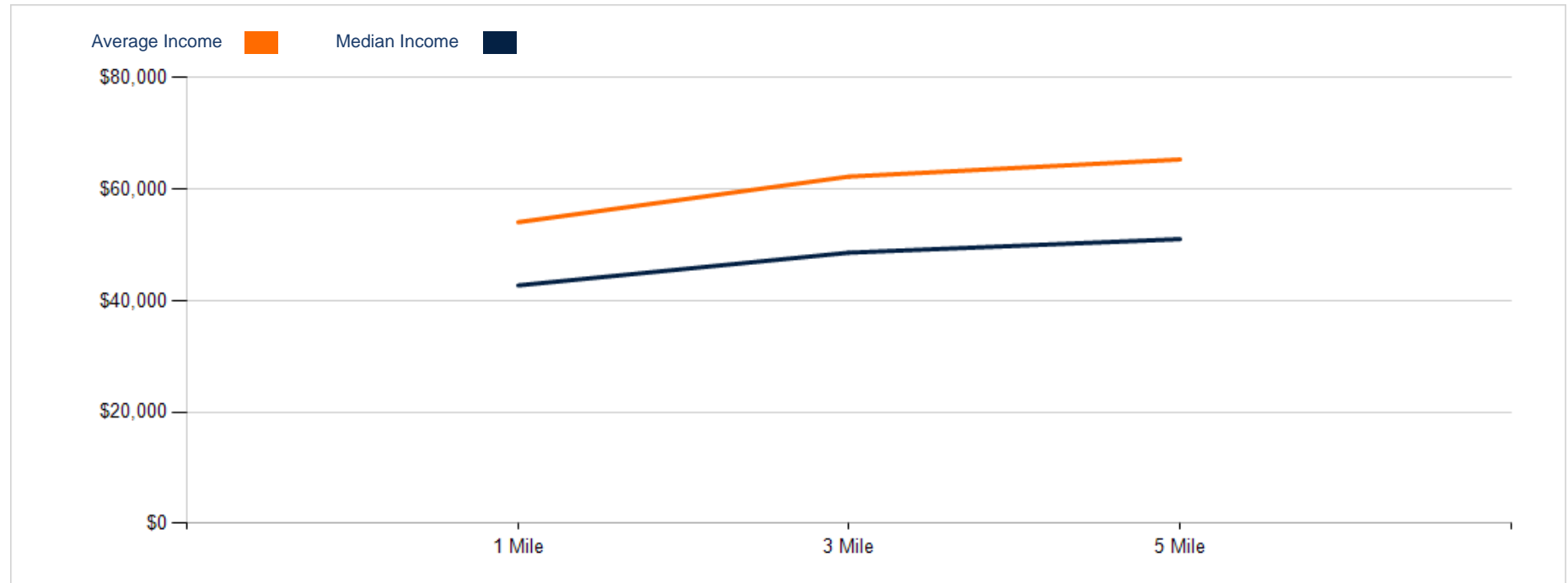
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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