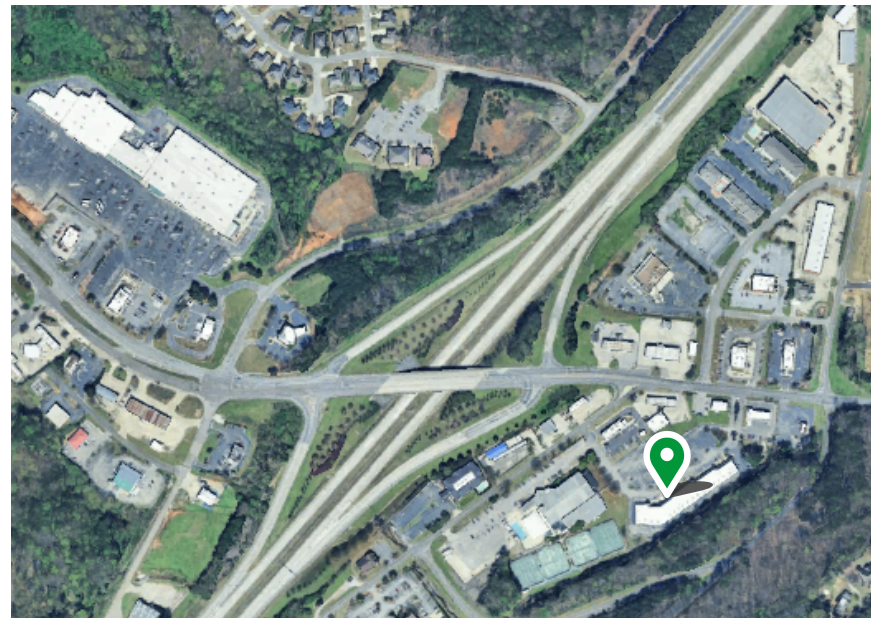




VALLEY VIEW SHOPPING CENTER

1110 North Chalkville Road, Trussville, AL 35173





AVAILABILITY

SMALL SHOPS:

955 - 1,750 SF

PROPERTY OVERVIEW

- Conveniently located in Trussville, just seconds off I-59 on North Chalkville Road with multiple full access points
- Traditional neighborhood center with a strong mix of health and beauty tenants and ample parking
- Perfect for a hair salon, professional office, traditional retail, or boutique
- Monument signage available on North Chalkville Road
- Jefferson County recently completed significant improvements by widening North Chalkville Road, improving traffic flow and ingress/egress into the center
- Major corridor for fast food users including McDonalds, Wendy's, Papa Johns, Taco Bell, Guthrie's, Cracker Barrel, and Applebees.

TRAFFIC COUNTS

North Chalkville Road

16,888 VPD

SURROUNDING TENANTS



CONTACT

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Valley View Shopping Center

1110 North Chalkville Road, Trussville, AL 35173

FOR LEASE



Executive Summary

1110 N Chalkville Rd, Trussville, Alabama, 35173

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,736	28,778	77,672
2020 Population	3,025	31,453	82,999
2025 Population	2,964	30,898	82,170
2030 Population	2,923	30,550	81,525
2010-2020 Annual Rate	1.01%	0.89%	0.67%
2020-2025 Annual Rate	-0.39%	-0.34%	-0.19%
2025-2030 Annual Rate	-0.28%	-0.23%	-0.16%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.1	39.2	38.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	83.5%	56.2%	43.9%
Black Alone	9.4%	34.9%	47.3%
American Indian Alone	0.1%	0.2%	0.3%
Asian Alone	1.7%	1.7%	1.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.5%	2.1%	2.9%
Two or More Races	4.7%	4.8%	4.5%
Hispanic Origin	1.9%	4.1%	5.0%
Diversity Index	31.7	59.4	62.0

Households	1 mile	3 miles	5 miles
2010 Total Households	1,035	11,032	29,425
2020 Total Households	1,104	11,854	30,875
2025 Total Households	1,088	11,636	30,695
2030 Total Households	1,076	11,541	30,563
2010-2020 Annual Rate	0.65%	0.72%	0.48%
2020-2025 Annual Rate	-0.28%	-0.35%	-0.11%
2025-2030 Annual Rate	-0.22%	-0.16%	-0.09%
2025 Average Household Size	2.72	2.64	2.66
Wealth Index	170	93	79

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

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Executive Summary | 1110 N Chalkville Rd, Trussville, Alabama, 35173 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.7%	23.5%	22.1%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$128,430	\$79,506	\$72,884
2030 Median Household Income	\$158,357	\$89,750	\$82,458
2025-2030 Annual Rate	4.28%	2.45%	2.50%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$153,671	\$104,937	\$95,357
2030 Average Household Income	\$173,027	\$117,411	\$106,792

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$56,043	\$39,676	\$35,716
2030 Per Capita Income	\$63,037	\$44,506	\$40,136
2025-2030 Annual Rate	2.38%	2.32%	2.36%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	43.3	43.4	44.0

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	62.9	53.0	48.7

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	128	101	106
2010 Total Housing Units	1,069	11,772	32,113
2010 Owner Occupied Hus (%)	90.1%	82.3%	74.2%
2010 Renter Occupied Hus (%)	9.9%	17.7%	25.8%
2010 Vacant Housing Units (%)	3.2%	6.3%	8.4%
2020 Housing Units	1,164	12,580	33,753
2020 Owner Occupied HUs (%)	90.4%	76.9%	68.8%
2020 Renter Occupied HUs (%)	9.6%	23.1%	31.3%
Vacant Housing Units	6.0%	5.8%	8.5%
2025 Housing Units	1,144	12,367	33,671
Owner Occupied Housing Units	90.4%	77.2%	69.4%
Renter Occupied Housing Units	9.6%	22.8%	30.6%
Vacant Housing Units	4.9%	5.9%	8.8%
2030 Total Housing Units	1,144	12,387	33,787
2030 Owner Occupied Housing Units	975	8,940	21,376
2030 Renter Occupied Housing Units	101	2,601	9,187
2030 Vacant Housing Units	68	846	3,224

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

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