

FOR SALE
Highway 280, Chelsea, AL 35043

US Highway 280 Across From Walmart



Demographic Profile			
	3 Mile	5 Mile	7 Mile
Population	9,450	29,433	59,485
Households	3,699	10,795	23,485
Avg. HH Income	\$94,747	\$114,978	\$114,777
Median Age	36.9	38.6	39.0

SITE ACRES: .67 Acres
 DESCRIPTION: Outparcel with cross access through Advance Auto Parts
 ZONING: B2 Retail, Commercial
 FRONTAGE: 128 +/- ft. of US Highway 280 Frontage
 UTILITIES: Water and Sewer Available
 DAILY TRAFFIC: US Highway 280 - 32,460 AADT

PRICE: \$175,000

R.K.M. Development Corp.

147 2nd Avenue South, Suite 400, St. Petersburg, FL 33701
 Phone: 727-895-2150 Fax: 727-821-5461 Email: BB@rkmdev.com
www.rkmdev.com

NEC US Highway 280 & Chesser Plantation Ln. – Executive Summary

Property Description:

The proposed site is located at the Northeast corner of the intersection of US Highway 280 and Chesser Plantation Lane. Visibility from Highway 280 is excellent and access includes a cross access through Advance Parts and RI/RO access Highway 280.

Trade Area:

A trade area demographic report was performed on a 3,5 and 7-mile radius from the proposed location. Based on this trade area, current population counts are 9,450 (3-mile), 29,433(5-mile), 59,485 (7-mile), with a median household income of \$87,867 and median age of 34.3 in the 3-mile trade area.

Site Traffic Counts:

US Highway 280 has a traffic count of 32,460 ADT.

Area Retailers:

Walmart - .25 miles East on Highway 280

Winn Dixie - .25 miles West on Highway 280

Walgreens/Advance Auto Parts – Adjacent to site on Highway 280

NEC Highway 280 & Chesser Plantation Ln., Chelsea, AL – Looking East



NEC Highway 280 & Chesser Plantation Ln., Chelsea, AL – Looking West

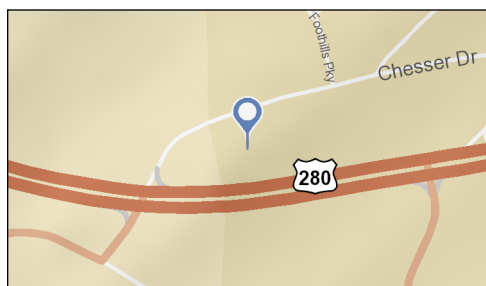
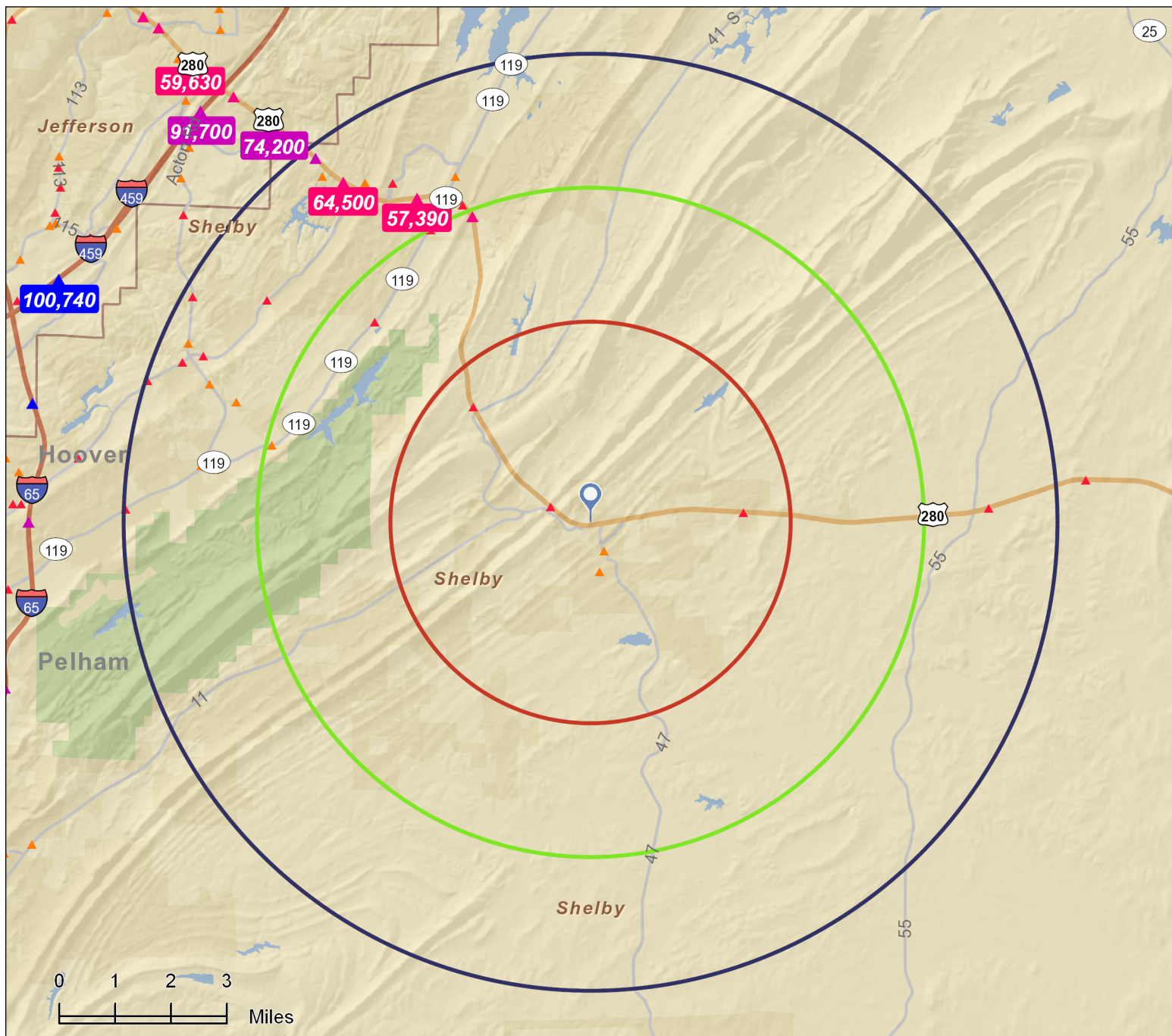


NEC Highway 280 & Chesser Plantation Ln., Chelsea, AL – Looking South

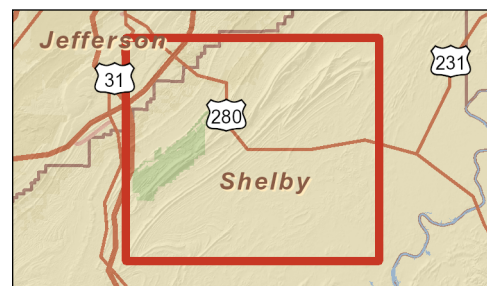


NEC Highway 280 & Chesser Plantation Ln., Chelsea, AL – Overhead





- 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



Summary	Census 2010	2013	2018
Population	8,952	9,450	10,246
Households	3,513	3,699	4,002
Families	2,624	2,752	2,962
Average Household Size	2.54	2.54	2.55
Owner Occupied Housing Units	3,060	3,197	3,483
Renter Occupied Housing Units	453	502	519
Median Age	35.7	36.9	38.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.63%	0.57%	0.71%
Households	1.59%	0.61%	0.74%
Families	1.48%	0.43%	0.63%
Owner HHs	1.73%	0.70%	0.94%
Median Household Income	1.54%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	206	5.6%	189	4.7%
\$15,000 - \$24,999	229	6.2%	157	3.9%
\$25,000 - \$34,999	375	10.1%	303	7.6%
\$35,000 - \$49,999	440	11.9%	438	10.9%
\$50,000 - \$74,999	859	23.2%	1,055	26.4%
\$75,000 - \$99,999	404	10.9%	493	12.3%
\$100,000 - \$149,999	681	18.4%	786	19.6%
\$150,000 - \$199,999	216	5.8%	277	6.9%
\$200,000+	288	7.8%	305	7.6%
Median Household Income	\$65,060		\$70,230	
Average Household Income	\$94,747		\$109,339	
Per Capita Income	\$36,363		\$41,890	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	768	8.6%	756	8.0%	804	7.8%
5 - 9	692	7.7%	787	8.3%	865	8.4%
10 - 14	653	7.3%	713	7.5%	880	8.6%
15 - 19	458	5.1%	537	5.7%	635	6.2%
20 - 24	346	3.9%	369	3.9%	395	3.9%
25 - 34	1,455	16.3%	1,251	13.2%	970	9.5%
35 - 44	1,419	15.8%	1,612	17.1%	1,840	18.0%
45 - 54	1,294	14.5%	1,316	13.9%	1,440	14.1%
55 - 64	994	11.1%	1,111	11.8%	1,192	11.6%
65 - 74	531	5.9%	635	6.7%	805	7.9%
75 - 84	277	3.1%	283	3.0%	320	3.1%
85+	66	0.7%	81	0.9%	100	1.0%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,978	89.1%	8,270	87.5%	8,665	84.6%
Black Alone	524	5.9%	643	6.8%	866	8.5%
American Indian Alone	33	0.4%	36	0.4%	41	0.4%
Asian Alone	215	2.4%	230	2.4%	266	2.6%
Pacific Islander Alone	7	0.1%	10	0.1%	15	0.1%
Some Other Race Alone	87	1.0%	123	1.3%	197	1.9%
Two or More Races	108	1.2%	138	1.5%	196	1.9%
Hispanic Origin (Any Race)	304	3.4%	433	4.6%	687	6.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

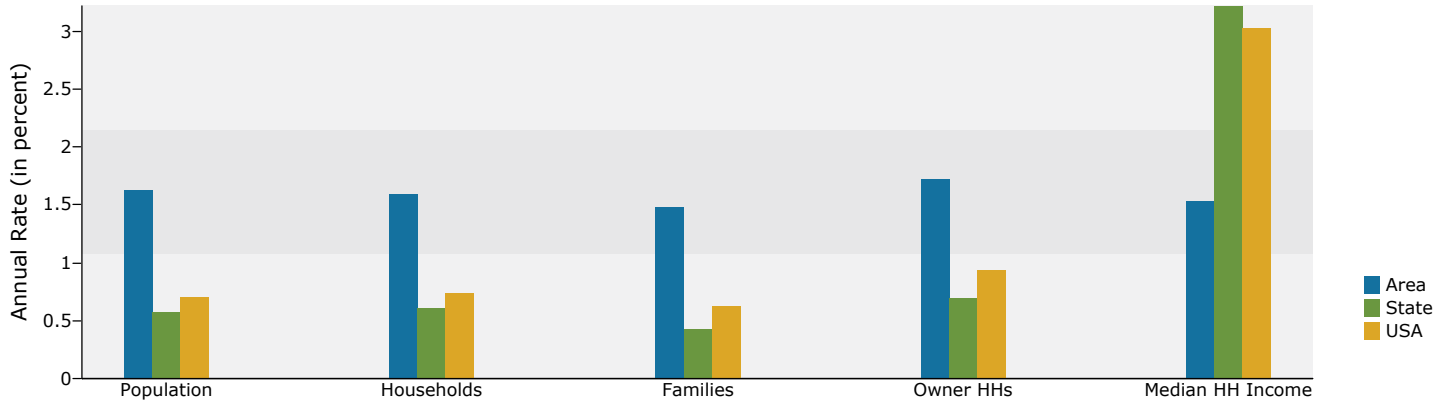


Demographic and Income Profile

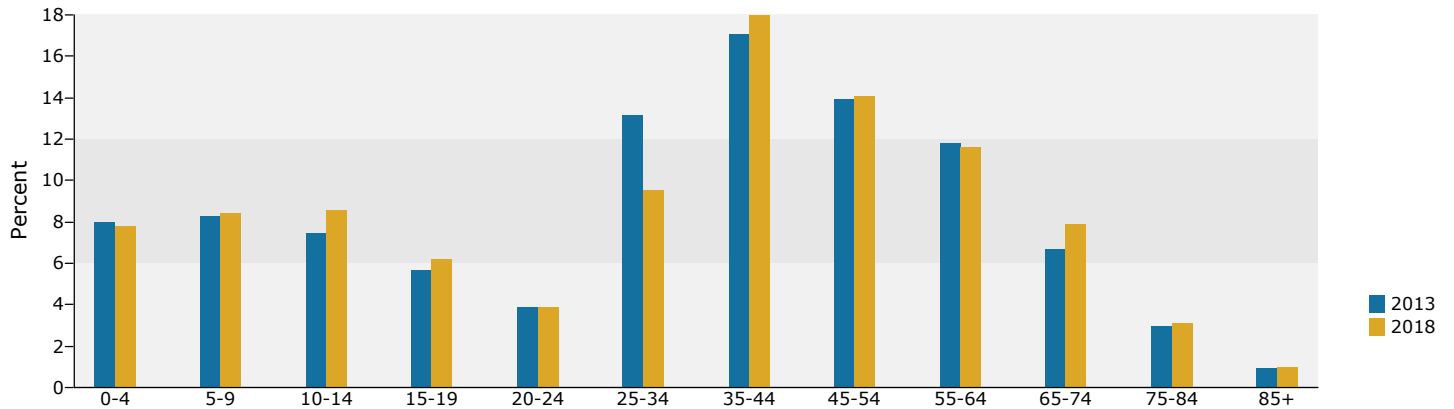
Chelsea 3-5-7
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 33.348331
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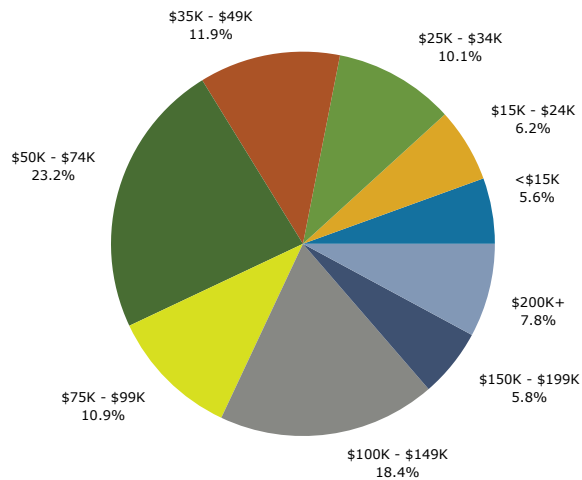
Trends 2013-2018



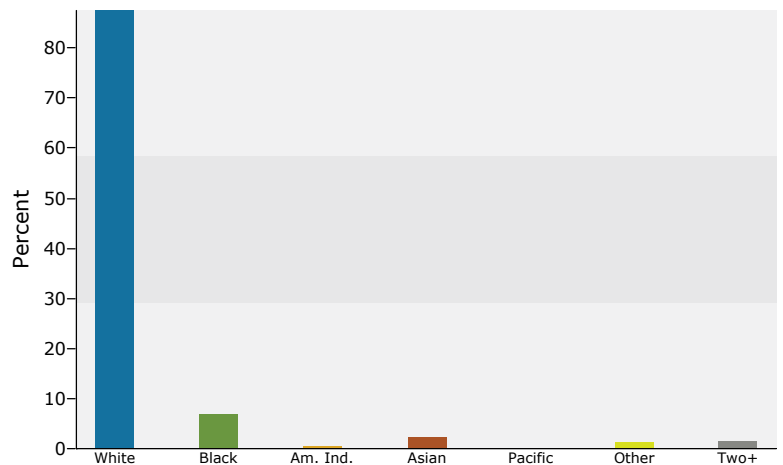
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 28, 2014

Summary	Census 2010	2013	2018
Population	28,276	29,433	31,571
Households	10,369	10,795	11,570
Families	8,101	8,395	8,946
Average Household Size	2.69	2.69	2.69
Owner Occupied Housing Units	9,010	9,308	10,040
Renter Occupied Housing Units	1,359	1,486	1,530
Median Age	37.7	38.6	39.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.41%	0.57%	0.71%
Households	1.40%	0.61%	0.74%
Families	1.28%	0.43%	0.63%
Owner HHs	1.53%	0.70%	0.94%
Median Household Income	1.27%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	517	4.8%	462	4.0%
\$15,000 - \$24,999	578	5.4%	389	3.4%
\$25,000 - \$34,999	708	6.6%	567	4.9%
\$35,000 - \$49,999	999	9.3%	976	8.4%
\$50,000 - \$74,999	1,856	17.2%	2,209	19.1%
\$75,000 - \$99,999	1,291	12.0%	1,507	13.0%
\$100,000 - \$149,999	2,530	23.4%	2,721	23.5%
\$150,000 - \$199,999	1,145	10.6%	1,395	12.1%
\$200,000+	1,170	10.8%	1,345	11.6%
Median Household Income	\$87,687		\$93,413	
Average Household Income	\$114,978		\$136,836	
Per Capita Income	\$42,561		\$50,629	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,047	7.2%	1,998	6.8%	2,122	6.7%
5 - 9	2,265	8.0%	2,331	7.9%	2,480	7.9%
10 - 14	2,266	8.0%	2,429	8.3%	2,753	8.7%
15 - 19	1,664	5.9%	1,881	6.4%	2,151	6.8%
20 - 24	1,009	3.6%	1,162	3.9%	1,260	4.0%
25 - 34	3,623	12.8%	3,243	11.0%	2,798	8.9%
35 - 44	4,623	16.3%	4,784	16.3%	5,076	16.1%
45 - 54	4,614	16.3%	4,657	15.8%	4,976	15.8%
55 - 64	3,416	12.1%	3,730	12.7%	4,014	12.7%
65 - 74	1,765	6.2%	2,127	7.2%	2,618	8.3%
75 - 84	792	2.8%	859	2.9%	1,033	3.3%
85+	194	0.7%	231	0.8%	290	0.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,034	88.5%	25,573	86.9%	26,482	83.9%
Black Alone	1,762	6.2%	2,134	7.3%	2,843	9.0%
American Indian Alone	82	0.3%	90	0.3%	100	0.3%
Asian Alone	764	2.7%	808	2.7%	931	2.9%
Pacific Islander Alone	19	0.1%	27	0.1%	40	0.1%
Some Other Race Alone	285	1.0%	387	1.3%	594	1.9%
Two or More Races	331	1.2%	414	1.4%	581	1.8%
Hispanic Origin (Any Race)	855	3.0%	1,189	4.0%	1,858	5.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

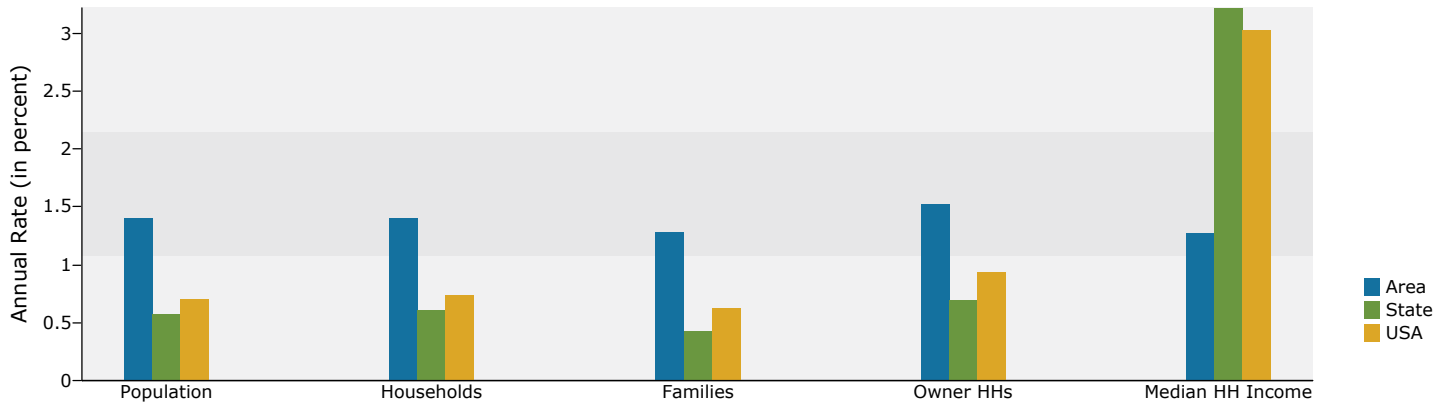


Demographic and Income Profile

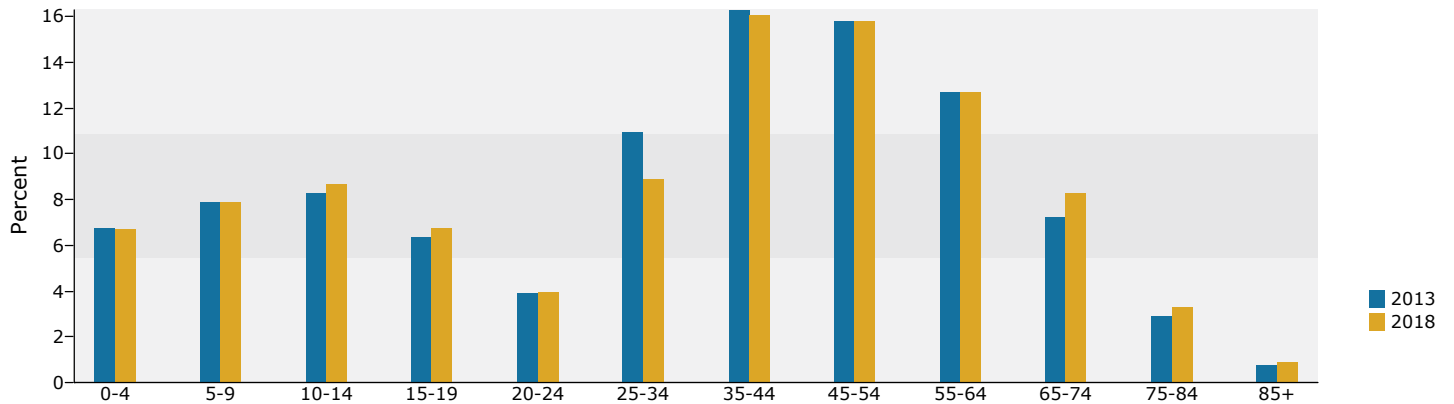
Chelsea 3-5-7
Ring: 5 mile radius

Prepared by Sara Ward
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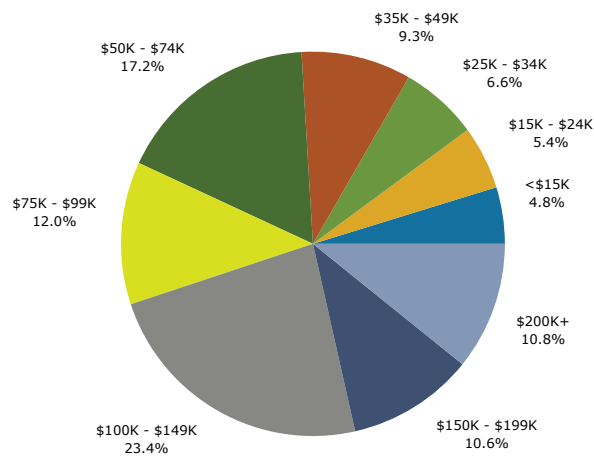
Trends 2013-2018



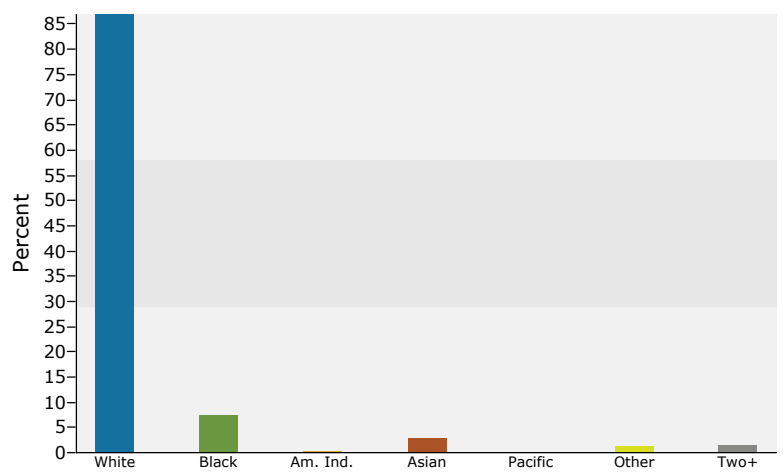
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 28, 2014

Summary	Census 2010	2013	2018
Population	57,204	59,485	63,744
Households	22,308	23,251	24,946
Families	16,040	16,600	17,647
Average Household Size	2.54	2.53	2.53
Owner Occupied Housing Units	17,034	17,488	18,820
Renter Occupied Housing Units	5,274	5,763	6,126
Median Age	38.1	39.0	39.7
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.39%	0.57%	0.71%
Households	1.42%	0.61%	0.74%
Families	1.23%	0.43%	0.63%
Owner HHs	1.48%	0.70%	0.94%
Median Household Income	1.39%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,096	4.7%	994	4.0%
\$15,000 - \$24,999	1,435	6.2%	990	4.0%
\$25,000 - \$34,999	1,626	7.0%	1,345	5.4%
\$35,000 - \$49,999	2,512	10.8%	2,526	10.1%
\$50,000 - \$74,999	3,840	16.5%	4,605	18.5%
\$75,000 - \$99,999	2,481	10.7%	2,927	11.7%
\$100,000 - \$149,999	5,139	22.1%	5,533	22.2%
\$150,000 - \$199,999	2,462	10.6%	2,916	11.7%
\$200,000+	2,659	11.4%	3,109	12.5%
Median Household Income	\$84,712		\$90,752	
Average Household Income	\$114,777		\$138,120	
Per Capita Income	\$44,862		\$54,022	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,552	6.2%	3,498	5.9%	3,764	5.9%
5 - 9	4,097	7.2%	4,090	6.9%	4,308	6.8%
10 - 14	4,445	7.8%	4,555	7.7%	4,888	7.7%
15 - 19	3,616	6.3%	3,927	6.6%	4,198	6.6%
20 - 24	2,757	4.8%	3,100	5.2%	3,252	5.1%
25 - 34	7,474	13.1%	7,319	12.3%	7,233	11.3%
35 - 44	8,538	14.9%	8,691	14.6%	9,285	14.6%
45 - 54	9,532	16.7%	9,426	15.8%	9,657	15.1%
55 - 64	7,260	12.7%	7,974	13.4%	8,666	13.6%
65 - 74	3,667	6.4%	4,412	7.4%	5,529	8.7%
75 - 84	1,772	3.1%	1,903	3.2%	2,241	3.5%
85+	494	0.9%	590	1.0%	723	1.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,789	87.0%	50,689	85.2%	52,274	82.0%
Black Alone	4,090	7.1%	4,918	8.3%	6,452	10.1%
American Indian Alone	135	0.2%	147	0.2%	166	0.3%
Asian Alone	1,660	2.9%	1,751	2.9%	2,001	3.1%
Pacific Islander Alone	27	0.0%	38	0.1%	53	0.1%
Some Other Race Alone	794	1.4%	1,061	1.8%	1,587	2.5%
Two or More Races	709	1.2%	880	1.5%	1,211	1.9%
Hispanic Origin (Any Race)	2,065	3.6%	2,833	4.8%	4,310	6.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

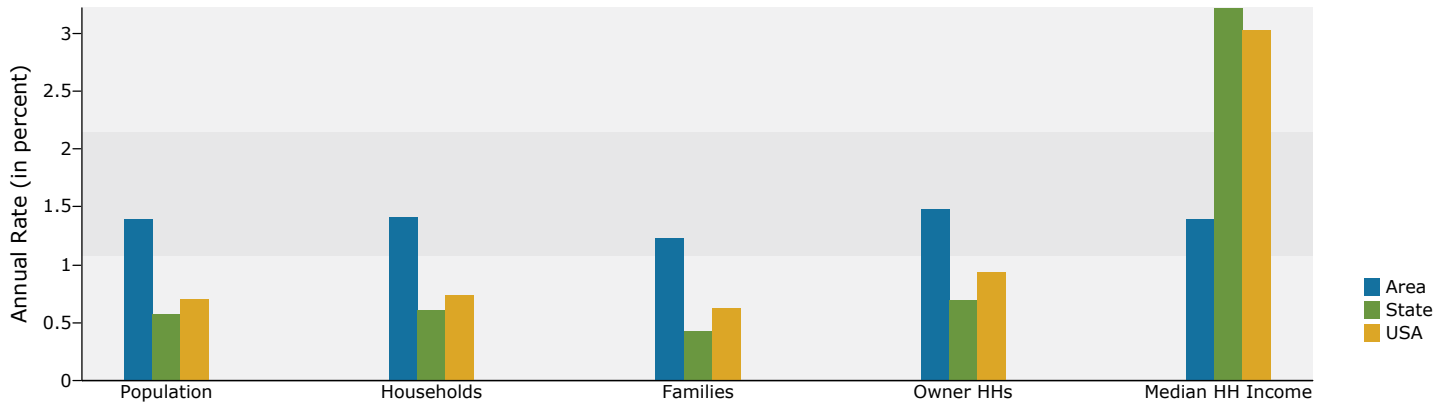


Demographic and Income Profile

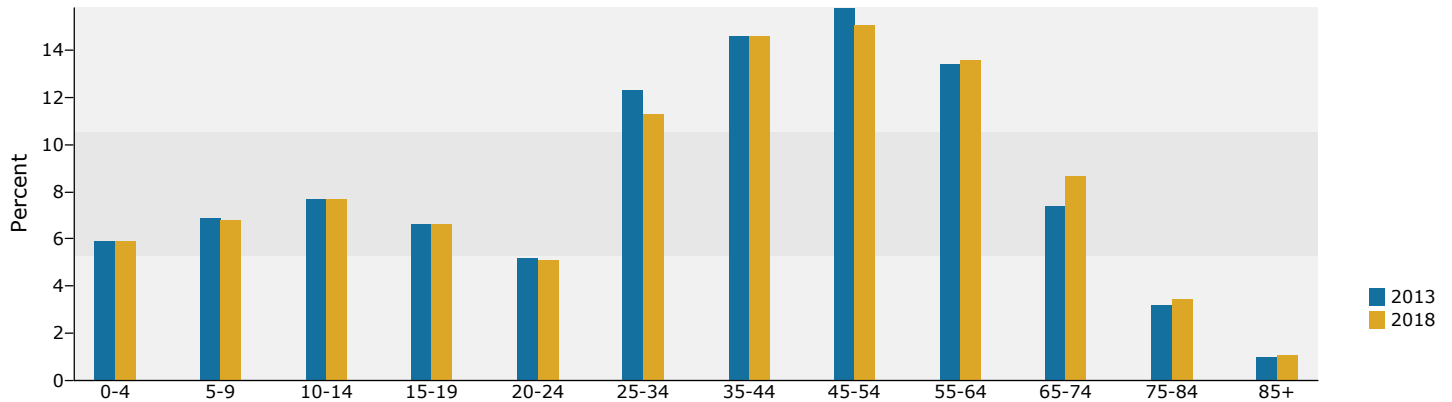
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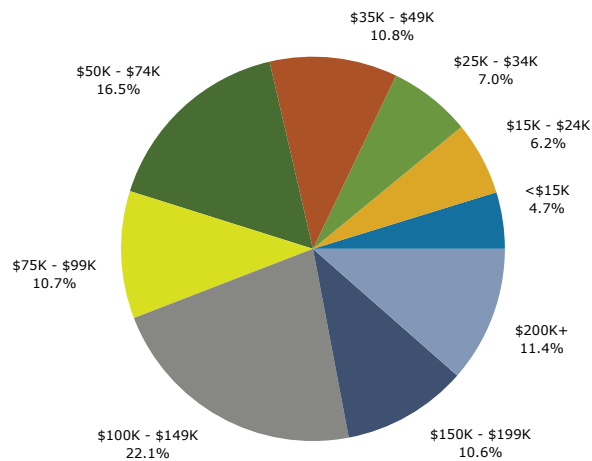
Trends 2013-2018



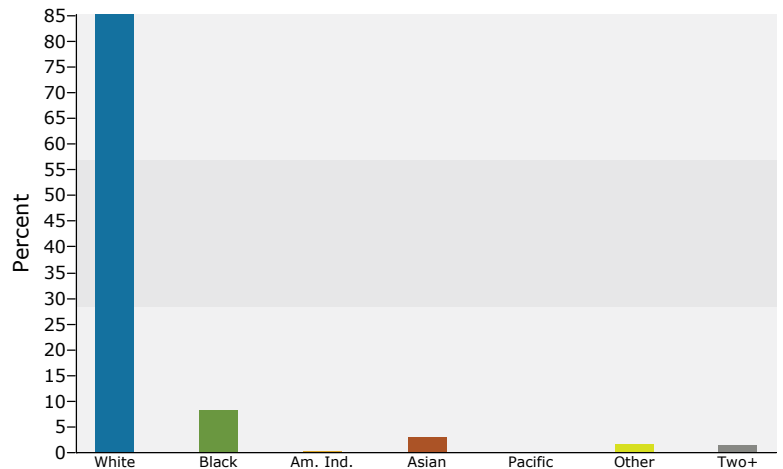
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 28, 2014