FOR SALE Highway 280, Chelsea, AL 35043

US Highway 280 Across From Walmart



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



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

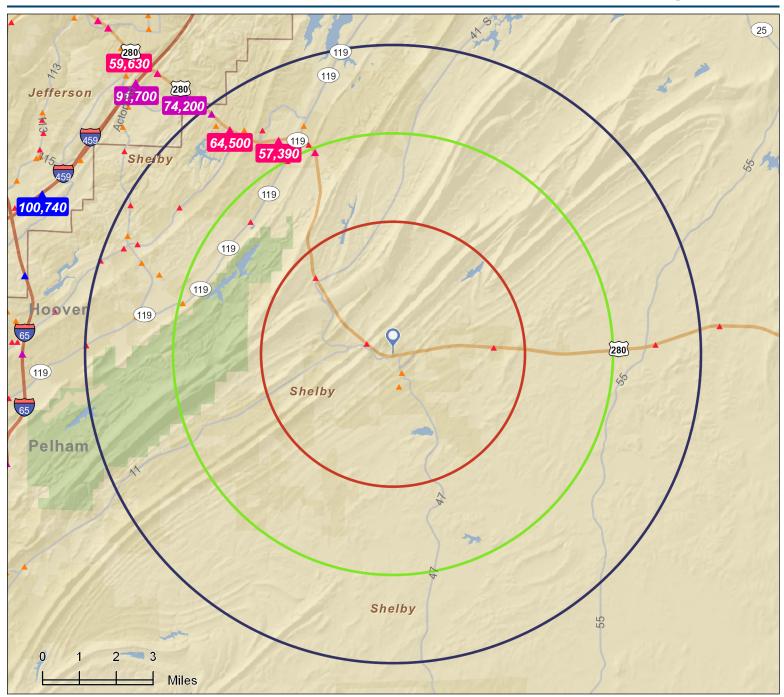




Traffic Count Map

Chelsea 3-5-7 Ring: 3, 5, 7 Miles Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901





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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Chelsea 3-5-7 Ring: 3 mile radius Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901

Population by Age Number of Exercises 0 - 4 76 5 - 9 69 10 - 14 65 15 - 19 45 20 - 24 34 25 - 34 1,45 35 - 44 1,41 45 - 54 1,29	8 8.6%	Number 206 229 375 440 859 404 681 216 288 \$65,060 \$94,747 \$36,363	5.6% 6.2% 10.1% 11.9% 23.2% 10.9% 18.4% 5.8% 7.8%	Number 189 157 303 438 1,055 493 786 277 305 \$70,230 \$109,339 \$41,890	Nat 0 0 0 0 0 3 2018 Pe
Families Average Household Size Owner Occupied Housing Units Renter Occupied Housing Units Median Age Trends: 2013 - 2018 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Population by Age Numbor 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 1,41 45 - 54 1,25	3,513 2,624 2.54 3,060 453 35.7 Area 1.63% 1.59% 1.48% 1.73% 1.54%	Number 206 229 375 440 859 404 681 216 288 \$65,060 \$94,747 \$36,363	3,699 2,752 2.54 3,197 502 36.9 State 0.57% 0.61% 0.43% 0.70% 3.22% 2013 Percent 5.6% 6.2% 10.1% 11.9% 23.2% 10.9% 18.4% 5.8% 7.8%	Number 189 157 303 438 1,055 493 786 277 305 \$70,230 \$109,339 \$41,890	Nat 0 0 0 0 3 2018 Pe
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Population by AgeCensus0 - 4765 - 96910 - 146515 - 194520 - 243425 - 341,4535 - 441,4145 - 541,29	Percent 8 8.6%	Number		2	2018
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0 - 4 76 5 - 9 69 10 - 14 65 15 - 19 45 20 - 24 34 25 - 34 1,45 35 - 44 1,41 45 - 54 1,29			Percent	Number	Pe
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10 - 14 65 15 - 19 45 20 - 24 34 25 - 34 1,45 35 - 44 1,41 45 - 54 1,29	2 7.7%	787	8.3%	865	
15 - 19 45 20 - 24 34 25 - 34 1,45 35 - 44 1,41 45 - 54 1,29		713		880	
20 - 24 34 25 - 34 1,45 35 - 44 1,41 45 - 54 1,29				635	
25 - 34 1,45 35 - 44 1,41 45 - 54 1,29			3.9%	395	
35 - 44 1,41 45 - 54 1,29			13.2%	970	
45 - 54 1,29				1,840	1
				1,440	1
55 - 64 99				1,192	1
65 - 74				805	_
75 - 84 27				320	
			0.9%	100	
	6 0.7% is 2010	81	2013		2018
Race and Ethnicity Number		Number		Number	
White Alone 7,97				8,665	Pe
					8
Black Alone 52			6.8%	866	
	3 0.4%			41	
Asian Alone 21				266	
Pacific Islander Alone	7 0.1%		0.1%	15	
	7 1.0%			197	
Two or More Races 10	8 1.2%	138	1.5%	196	
Hispanic Origin (Any Race) 30	4 3.4%	433	4.6%	687	

May 28, 2014

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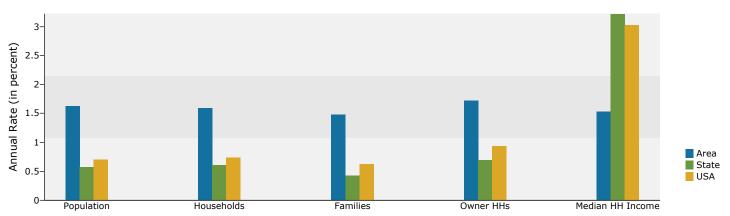


Chelsea 3-5-7 Ring: 3 mile radius

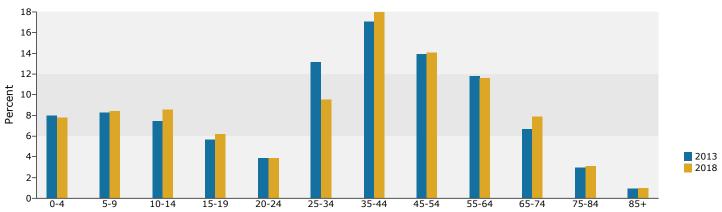
Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901

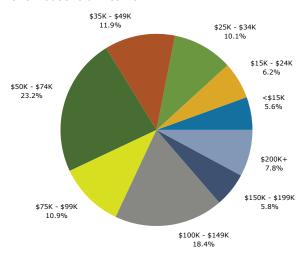




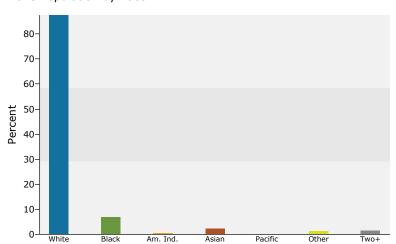
Population by Age



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.



Chelsea 3-5-7 Ring: 5 mile radius Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901

Population		20 276		20. 422		
		28,276		29,433		31
Households		10,369		10,795		1
Families		8,101		8,395		;
Average Household Size		2.69		2.69		
Owner Occupied Housing Units		9,010		9,308		10
Renter Occupied Housing Units		1,359		1,486		
Median Age		37.7		38.6		
Trends: 2013 - 2018 Annual Rate		Area		State		Nat
Population		1.41%		0.57%		0
Households		1.40%		0.61%		0
Families		1.28%		0.43%		0
Owner HHs		1.53%		0.70%		0
Median Household Income		1.27%		3.22%		3
			20	013	20	018
Households by Income			Number	Percent	Number	Pe
<\$15,000			517	4.8%	462	10
\$15,000 - \$24,999			578	5.4%	389	
\$25,000 - \$24,999			708	6.6%	567	
\$35,000 - \$34,999 \$35,000 - \$49,999			999	9.3%	976	
\$50,000 - \$74,999			1,856	17.2%	2,209	1
\$75,000 - \$74,999				12.0%	1,507	1
			1,291			
\$100,000 - \$149,999			2,530	23.4%	2,721	2
\$150,000 - \$199,999			1,145	10.6%	1,395	1
\$200,000+			1,170	10.8%	1,345	1
Median Household Income			\$87,687		\$93,413	
Average Household Income			\$114,978		\$136,836	
Per Capita Income			\$42,561		\$50,629	
	Census 20	010		013		018
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	2,047	7.2%	1,998	6.8%	2,122	
5 - 9	2,265	8.0%	2,331	7.9%	2,480	
10 - 14	2,266	8.0%	2,429	8.3%	2,753	
15 - 19	1,664	5.9%	1,881	6.4%	2,151	
20 - 24	1,009	3.6%	1,162	3.9%	1,260	
25 - 34	3,623	12.8%	3,243	11.0%	2,798	
35 - 44	4,623	16.3%	4,784	16.3%	5,076	1
45 - 54	4,614	16.3%	4,657	15.8%	4,976	1
55 - 64	3,416	12.1%	3,730	12.7%	4,014	1
65 - 74	1,765	6.2%	2,127	7.2%	2,618	-
75 - 84	792	2.8%	2,127 859	2.9%		
	194	0.7%	231		1,033 290	
85+ Race and Ethnicity	194 Census 20			0.8%		018
	Number	Percent	Number	Percent	Number	
White Alone	25,034	88.5%	25,573	86.9%	26,482	Pe 8
Black Alone	25,034 1,762	6.2%	25,573	7.3%	26,482	
American Indian Alone	82	0.3%	90	0.3%	100	
Asian Alone	764	2.7%	808	2.7%	931	
Pacific Islander Alone	19	0.1%	27	0.1%	40	
Some Other Race Alone	285	1.0%	387	1.3%	594	
Two or More Races	331	1.2%	414	1.4%	581	
Hispanic Origin (Any Race)	855	3.0%	1,189	4.0%	1,858	

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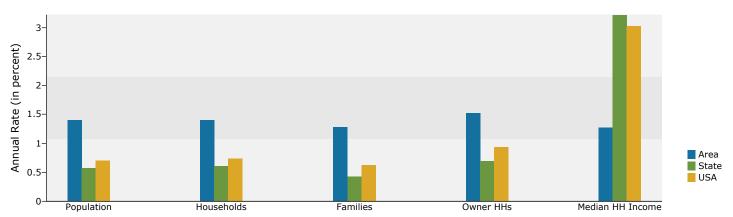
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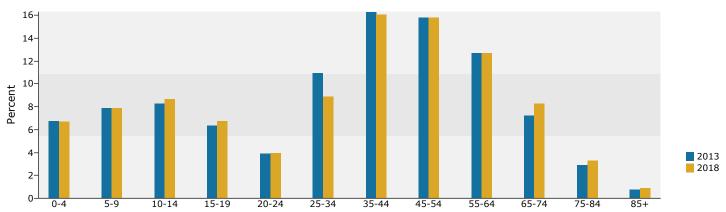
Chelsea 3-5-7 Ring: 5 mile radius Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901

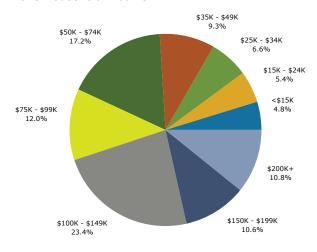
Trends 2013-2018



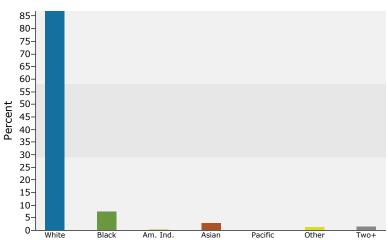
Population by Age



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.



Chelsea 3-5-7 Ring: 7 mile radius Prepared by Sara Ward

Latitude: 33.348331 Longitude: -86.634901

Summary	Cei	nsus 2010		2013		:
Population		57,204		59,485		63
Households		22,308		23,251		2
Families		16,040		16,600		1
Average Household Size		2.54		2.53		
Owner Occupied Housing Units		17,034		17,488		1
Renter Occupied Housing Units		5,274		5,763		
Median Age		38.1		39.0		
Trends: 2013 - 2018 Annual Rate		Area		State		Nat
Population		1.39%		0.57%		0
Households		1.42%		0.61%		0
Families		1.23%		0.43%		0
Owner HHs		1.48%		0.70%		0
Median Household Income		1.39%		3.22%		3
			20	013	20	018
Households by Income			Number	Percent	Number	Pe
<\$15,000			1,096	4.7%	994	
\$15,000 - \$24,999			1,435	6.2%	990	
\$25,000 - \$34,999			1,626	7.0%	1,345	
\$35,000 - \$34,999 \$35,000 - \$49,999			2,512	10.8%	2,526	1
\$50,000 - \$74,999 \$50,000 - \$74,999			3,840	16.5%	4,605	1
\$75,000 - \$74,999 \$75,000 - \$99,999			2,481	10.7%	2,927	1
				22.1%		2
\$100,000 - \$149,999			5,139	10.6%	5,533	
\$150,000 - \$199,999			2,462 2,659		2,916	1 1
\$200,000+			2,039	11.4%	3,109	1
Median Household Income			\$84,712		\$90,752	
Average Household Income			\$114,777		\$138,120	
Per Capita Income			\$44,862		\$54,022	
·	Census 20	010		013		018
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	3,552	6.2%	3,498	5.9%	3,764	
5 - 9	4,097	7.2%	4,090	6.9%	4,308	
10 - 14	4,445	7.8%	4,555	7.7%	4,888	
15 - 19	3,616	6.3%	3,927	6.6%	4,198	
20 - 24	2,757	4.8%	3,100	5.2%	3,252	
25 - 34	7,474	13.1%	7,319	12.3%	7,233	1
35 - 44	8,538	14.9%	8,691	14.6%	9,285	1
45 - 54	9,532	16.7%	9,426	15.8%	9,657	1
55 - 64	7,260	12.7%	7,974	13.4%	8,666	1
65 - 74	3,667	6.4%	4,412	7.4%	5,529	-
75 - 84	1,772	3.1%	1,903	3.2%	2,241	
85+	494	0.9%	590	1.0%	723	
331	Census 20			013		018
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pe
White Alone	49,789	87.0%	50,689	85.2%	52,274	8
Black Alone	4,090	7.1%	4,918	8.3%	6,452	1
American Indian Alone	135	0.2%	147	0.2%	166	1
Asian Alone	1,660	2.9%	1,751	2.9%	2,001	
Pacific Islander Alone	1,000	0.0%	38	0.1%	53	
Some Other Race Alone	794					
Some Other Race Alone		1.4%	1,061	1.8%	1,587	
Tura an Mana Dagga	709	1.2%	880	1.5%	1,211	
Two or More Races						

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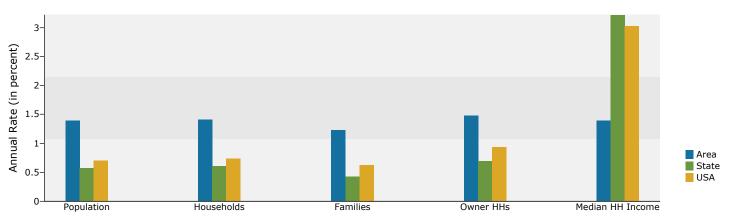
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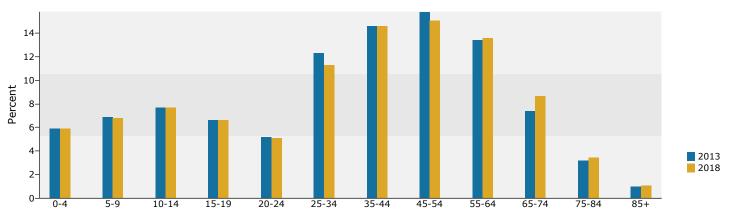
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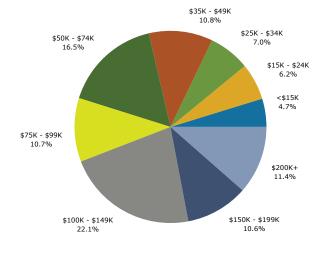
Trends 2013-2018



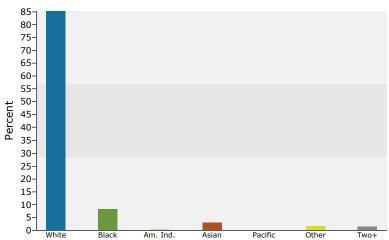
Population by Age



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.