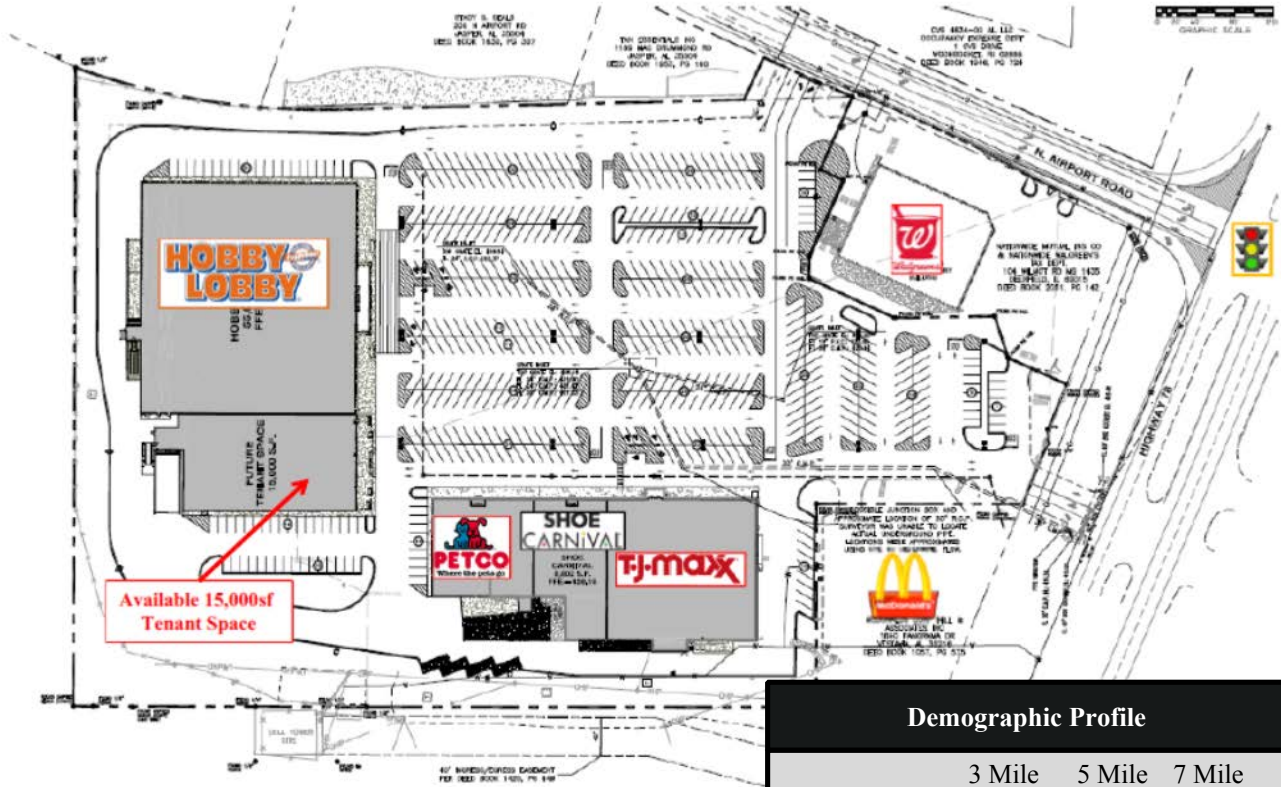


**FOR LEASE**

**714 Old US Highway 78, Jasper, AL 35501**

**Retail Pad in Jasper Square**



Available 15,000sf  
Tenant Space

	3 Mile	5 Mile	7 Mile
Population	14,191	20,939	27,258
Households	5,678	8,347	10,848
Avg. HH Income	\$53,800	\$52,959	\$52,345

**Join Hobby Lobby, Petco, TJ Maxx and Shoe Carnival in this dynamite location!**

**Will Build to Suit up to 15,000 sf of available floor space available!**

**Competitive Lease Rates!**

**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](http://www.rkmdev.com)

## NWC US HWY 78 & N Airport Rd – Executive Summary

### **Property Description:**

The site is located at the Northwest corner of the signalized intersection of US Highway 78 and North Airport Road. Visibility from both public roadways is excellent and access includes full movement access points on both roads. Monument signage on parcels is proposed. The site is a complete renovation and new tenants include newly constructed Hobby Lobby, Petco, TJ Maxx and Shoe Carnival. Walgreens was constructed several years ago and McDonalds is doing a complete renovation to their property. A shopping center with panels is existing.

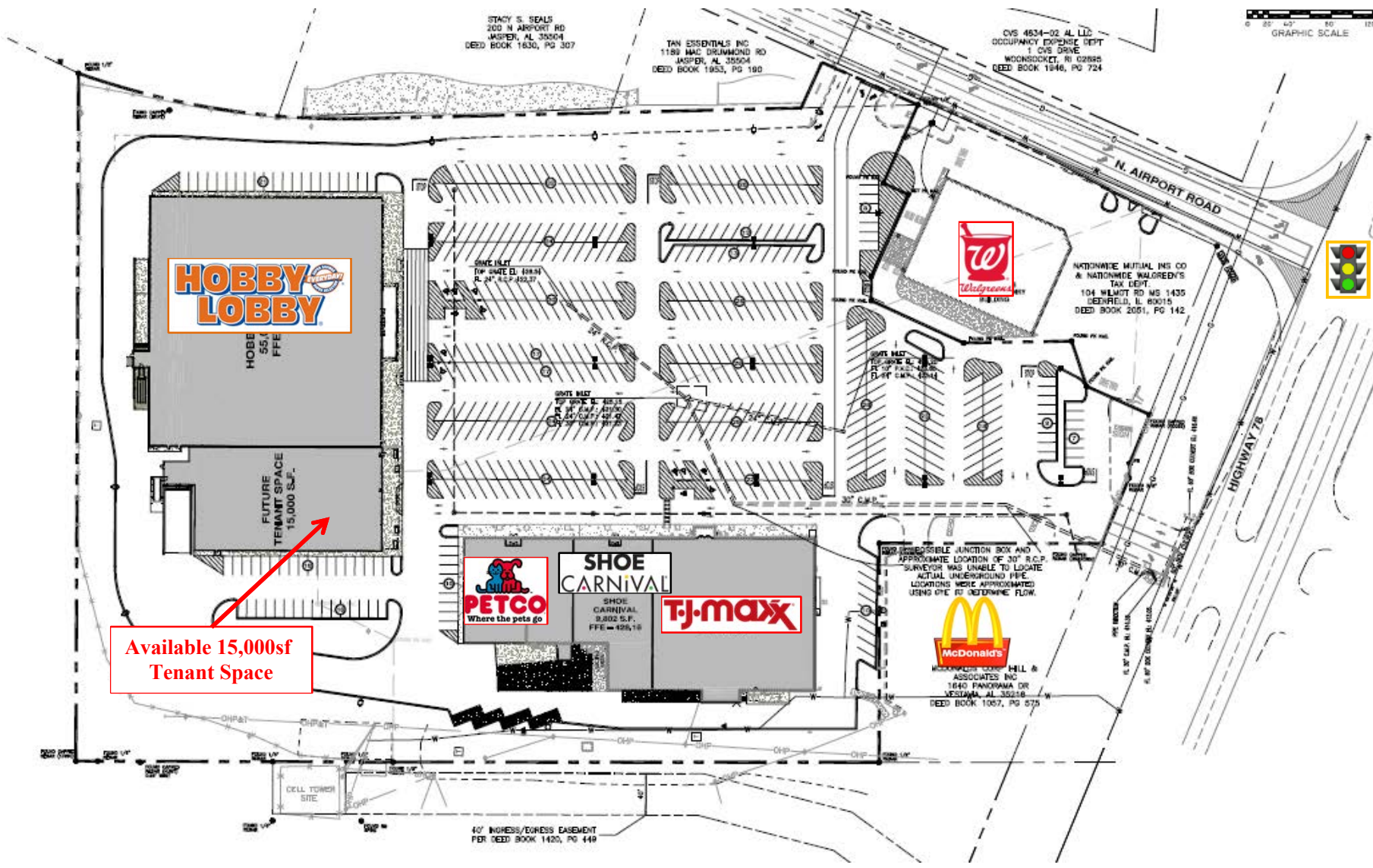
### **Trade Area:**

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 14,191 (3-mile), 20,939 (5-mile), 27,258 (7-mile), with an average household income of \$52,959 and median age of 41.7 in the 5-mile trade area. Walgreens was built on the corner of HWY 78 and N Airport Road in 2013.

### **Site Traffic Counts:**

US Highway 78 has a traffic count of 24,930 ADT and is the main retail artery in Jasper.

# NWC US HWY 78 & N Airport Rd., Jasper, AL- Site Plan



Available 15,000sf  
Tenant Space

STACY S. SEALS  
200 N AIRPORT RD  
JASPER, AL 35504  
DEED BOOK 1830, PG 307

TAN ESSENTIALS INC  
1189 MAC DRUMMOND RD  
JASPER, AL 35504  
DEED BOOK 1953, PG 180

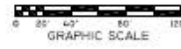
CYS 4834-02 AL LLC  
OCCUPANCY EXPENSE DEPT  
1 CYS DRIVE  
WOODSOCKET, RI 02895  
DEED BOOK 1646, PG 724

NATIONWIDE MUTUAL INS CO  
& NATIONWIDE WALOREN'S  
TAX DEPT.  
104 WILMOT RD MS 1435  
DEDFIELD, IL 60015  
DEED BOOK 2051, PG 142

AND POSSIBLE LOCATION BOX AND  
APPROXIMATE LOCATION OF 30" R.C.P.  
SURVEYOR WAS UNABLE TO LOCATE  
ACTUAL UNDERGROUND PIPE.  
LOCATIONS WERE APPROXIMATED  
USING GPE TO DETERMINE FLOW.

HILL &  
ASSOCIATES INC  
1840 PANORAMA DR  
JESDAM, AL 35218  
DEED BOOK 1807, PG 575

40' INGRESS/EGRESS EASEMENT  
PER DEED BOOK 1420, PG 449





NWC US HWY 78 & N Airport Rd., Jasper, AL – Looking North





NWC US HWY 78 & N Airport Rd., Jasper, AL – Looking South

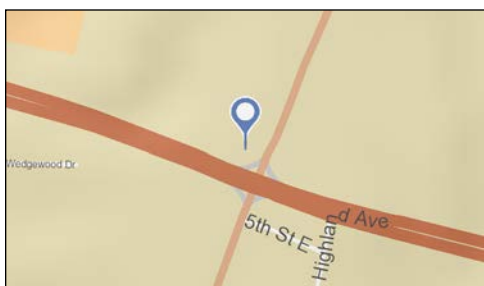
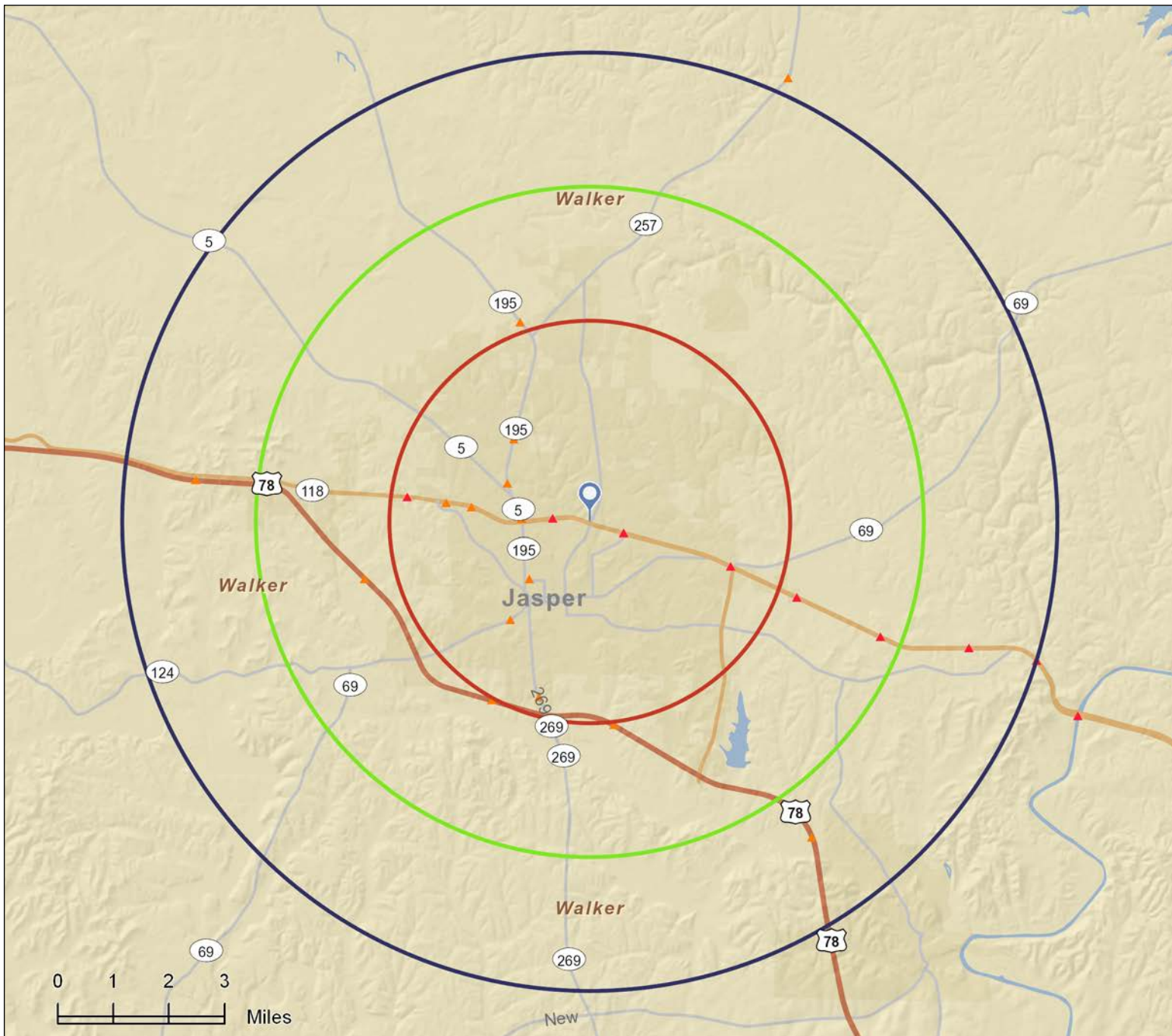




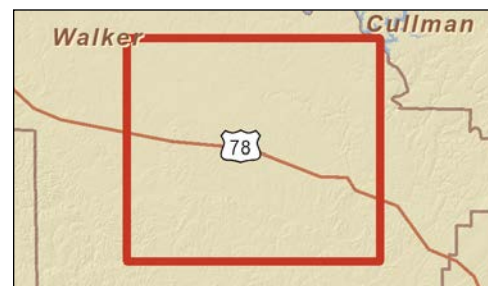
NWC US HWY 78 N Airport Rd., Jasper, AL- Looking Overhead







- 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



jasper  
Ring: 3 mile radius

Prepared by Sara Ward  
Latitude: 33.848607  
Longitude: -87.268084

Summary	Census 2010	2013	2018
Population	14,270	14,191	13,997
Households	5,726	5,678	5,586
Families	3,798	3,735	3,637
Average Household Size	2.39	2.40	2.40
Owner Occupied Housing Units	3,739	3,650	3,592
Renter Occupied Housing Units	1,987	2,028	1,995
Median Age	41.1	41.9	43.1
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.27%	0.57%	0.71%
Households	-0.33%	0.61%	0.74%
Families	-0.53%	0.43%	0.63%
Owner HHs	-0.32%	0.70%	0.94%
Median Household Income	3.90%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,195	21.0%	1,103	19.7%
\$15,000 - \$24,999	759	13.4%	536	9.6%
\$25,000 - \$34,999	790	13.9%	651	11.7%
\$35,000 - \$49,999	732	12.9%	741	13.3%
\$50,000 - \$74,999	848	14.9%	1,015	18.2%
\$75,000 - \$99,999	568	10.0%	663	11.9%
\$100,000 - \$149,999	602	10.6%	662	11.9%
\$150,000 - \$199,999	93	1.6%	113	2.0%
\$200,000+	91	1.6%	103	1.8%
Median Household Income	\$36,461		\$44,147	
Average Household Income	\$53,800		\$61,667	
Per Capita Income	\$22,018		\$25,121	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	855	6.0%	819	5.8%	808	5.8%
5 - 9	875	6.1%	817	5.8%	746	5.3%
10 - 14	856	6.0%	844	5.9%	793	5.7%
15 - 19	812	5.7%	764	5.4%	757	5.4%
20 - 24	853	6.0%	854	6.0%	769	5.5%
25 - 34	1,836	12.9%	1,839	13.0%	1,771	12.7%
35 - 44	1,699	11.9%	1,707	12.0%	1,675	12.0%
45 - 54	2,013	14.1%	1,860	13.1%	1,704	12.2%
55 - 64	1,924	13.5%	2,050	14.4%	2,030	14.5%
65 - 74	1,279	9.0%	1,365	9.6%	1,641	11.7%
75 - 84	915	6.4%	896	6.3%	917	6.6%
85+	353	2.5%	375	2.6%	387	2.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,693	81.9%	11,348	80.0%	10,803	77.2%
Black Alone	1,829	12.8%	1,989	14.0%	2,146	15.3%
American Indian Alone	46	0.3%	46	0.3%	47	0.3%
Asian Alone	100	0.7%	122	0.9%	153	1.1%
Pacific Islander Alone	20	0.1%	20	0.1%	21	0.2%
Some Other Race Alone	378	2.6%	453	3.2%	606	4.3%
Two or More Races	205	1.4%	214	1.5%	222	1.6%
Hispanic Origin (Any Race)	627	4.4%	758	5.3%	998	7.1%

**Data Note:** Income is expressed in current dollars.

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



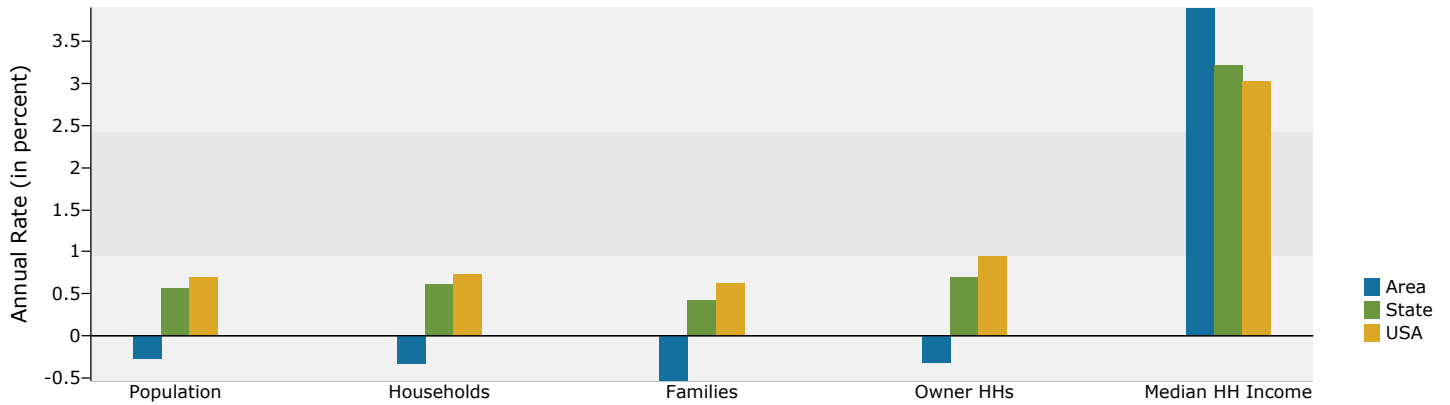


# Demographic and Income Profile

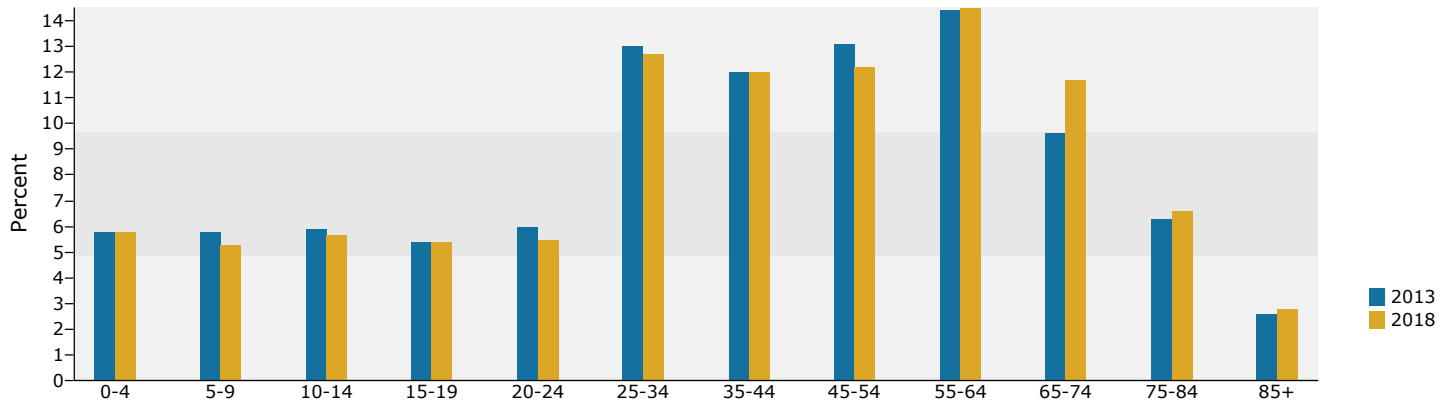
jasper  
Ring: 3 mile radius

Prepared by Sara Ward  
Latitude: 33.848607  
Longitude: -87.268084

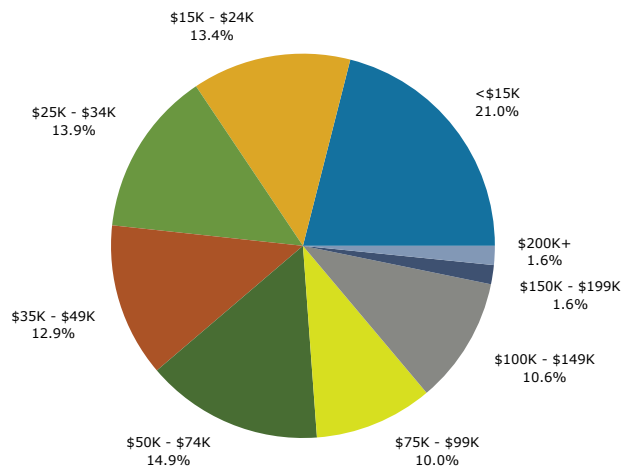
## Trends 2013-2018



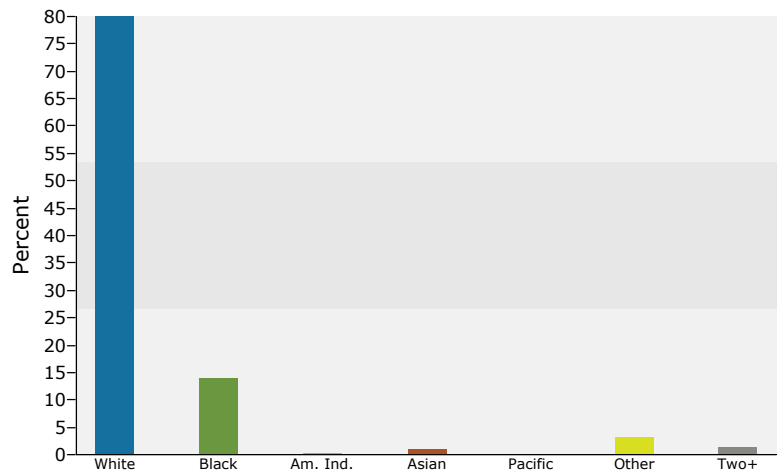
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 5.3%

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

July 09, 2014

jasper  
Ring: 5 mile radius

Prepared by Sara Ward  
Latitude: 33.848607  
Longitude: -87.268084

Summary	Census 2010	2013	2018
Population	20,935	20,939	20,750
Households	8,371	8,347	8,252
Families	5,666	5,607	5,491
Average Household Size	2.42	2.43	2.43
Owner Occupied Housing Units	5,755	5,663	5,603
Renter Occupied Housing Units	2,616	2,684	2,649
Median Age	41.0	41.7	42.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.18%	0.57%	0.71%
Households	-0.23%	0.61%	0.74%
Families	-0.42%	0.43%	0.63%
Owner HHs	-0.21%	0.70%	0.94%
Median Household Income	3.87%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,621	19.4%	1,496	18.1%
\$15,000 - \$24,999	1,198	14.4%	863	10.5%
\$25,000 - \$34,999	1,155	13.8%	963	11.7%
\$35,000 - \$49,999	1,112	13.3%	1,119	13.6%
\$50,000 - \$74,999	1,325	15.9%	1,586	19.2%
\$75,000 - \$99,999	862	10.3%	1,014	12.3%
\$100,000 - \$149,999	843	10.1%	935	11.3%
\$150,000 - \$199,999	120	1.4%	148	1.8%
\$200,000+	111	1.3%	127	1.5%
Median Household Income	\$37,044		\$44,783	
Average Household Income	\$52,959		\$60,358	
Per Capita Income	\$21,470		\$24,374	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,256	6.0%	1,212	5.8%	1,197	5.8%
5 - 9	1,298	6.2%	1,233	5.9%	1,141	5.5%
10 - 14	1,293	6.2%	1,272	6.1%	1,209	5.8%
15 - 19	1,244	5.9%	1,167	5.6%	1,144	5.5%
20 - 24	1,222	5.8%	1,235	5.9%	1,105	5.3%
25 - 34	2,615	12.5%	2,645	12.6%	2,582	12.4%
35 - 44	2,552	12.2%	2,565	12.2%	2,511	12.1%
45 - 54	3,032	14.5%	2,847	13.6%	2,603	12.5%
55 - 64	2,799	13.4%	2,983	14.2%	3,010	14.5%
65 - 74	1,884	9.0%	2,017	9.6%	2,407	11.6%
75 - 84	1,264	6.0%	1,257	6.0%	1,311	6.3%
85+	476	2.3%	506	2.4%	529	2.5%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,903	85.5%	17,577	83.9%	16,933	81.6%
Black Alone	2,043	9.8%	2,230	10.6%	2,418	11.7%
American Indian Alone	75	0.4%	78	0.4%	82	0.4%
Asian Alone	125	0.6%	154	0.7%	195	0.9%
Pacific Islander Alone	29	0.1%	29	0.1%	32	0.2%
Some Other Race Alone	487	2.3%	586	2.8%	791	3.8%
Two or More Races	274	1.3%	286	1.4%	299	1.4%
Hispanic Origin (Any Race)	840	4.0%	1,020	4.9%	1,352	6.5%

**Data Note:** Income is expressed in current dollars.

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



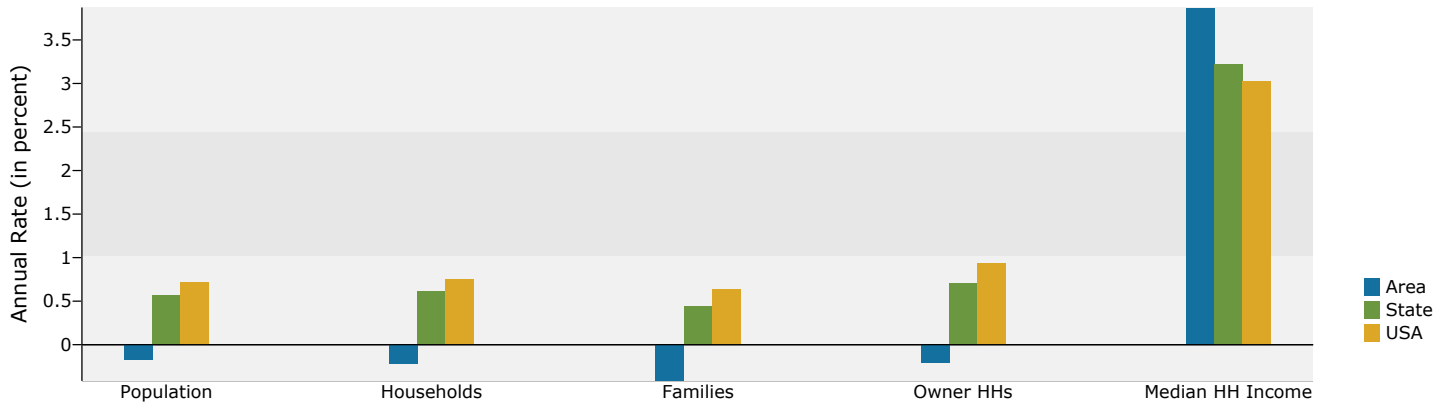


# Demographic and Income Profile

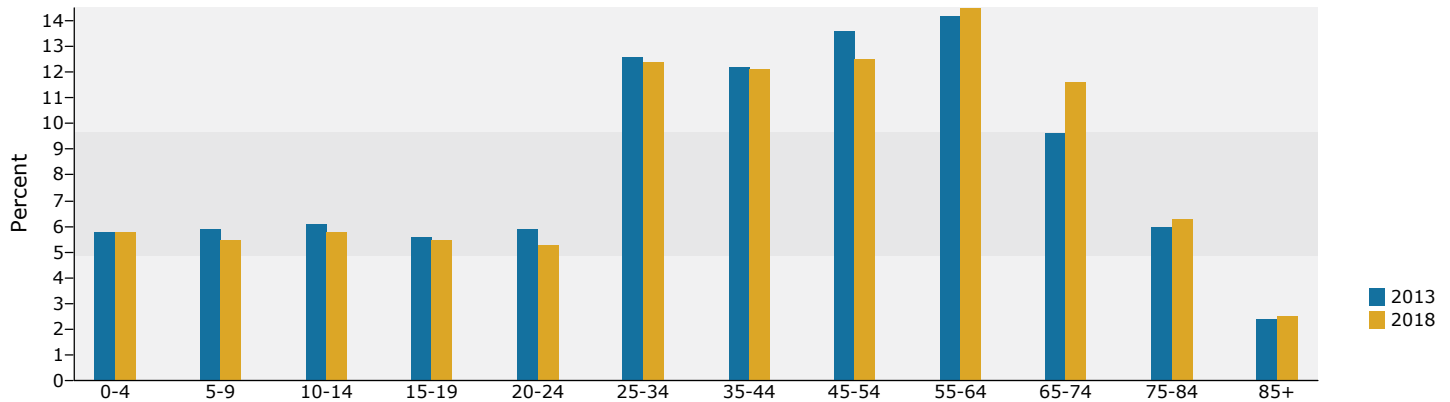
jasper  
Ring: 5 mile radius

Prepared by Sara Ward  
Latitude: 33.848607  
Longitude: -87.268084

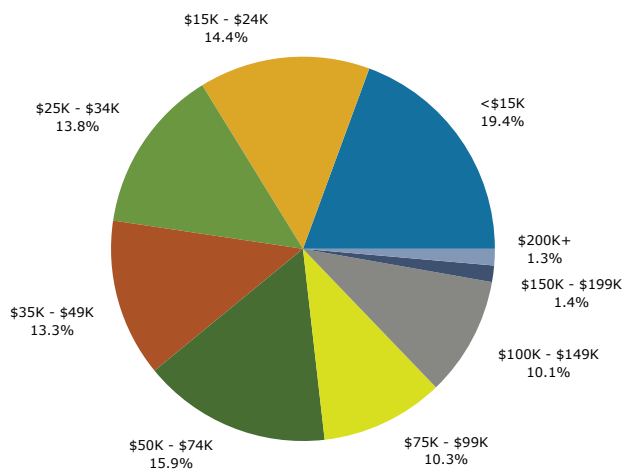
## Trends 2013-2018



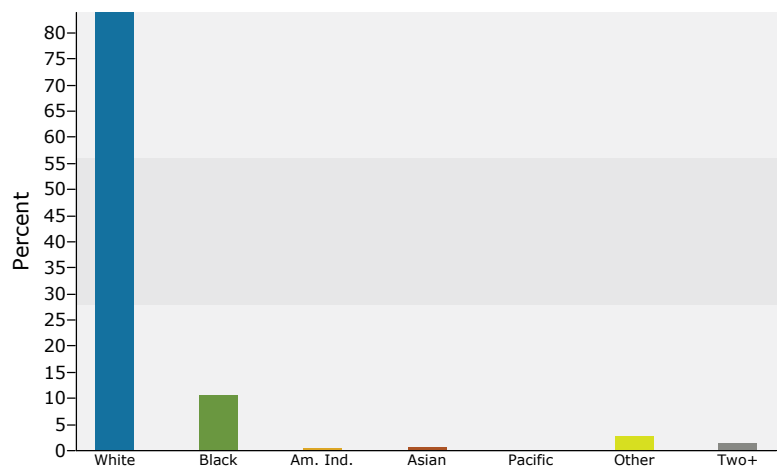
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 4.9%

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

July 09, 2014

jasper  
Ring: 7 mile radius

Prepared by Sara Ward  
Latitude: 33.848607  
Longitude: -87.268084

Summary	Census 2010	2013	2018
Population	27,191	27,258	27,065
Households	10,851	10,848	10,747
Families	7,450	7,395	7,260
Average Household Size	2.44	2.45	2.45
Owner Occupied Housing Units	7,763	7,669	7,606
Renter Occupied Housing Units	3,088	3,179	3,141
Median Age	41.2	41.9	43.1
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.14%	0.57%	0.71%
Households	-0.19%	0.61%	0.74%
Families	-0.37%	0.43%	0.63%
Owner HHs	-0.16%	0.70%	0.94%
Median Household Income	3.67%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,058	19.0%	1,900	17.7%
\$15,000 - \$24,999	1,603	14.8%	1,168	10.9%
\$25,000 - \$34,999	1,457	13.4%	1,238	11.5%
\$35,000 - \$49,999	1,506	13.9%	1,498	13.9%
\$50,000 - \$74,999	1,789	16.5%	2,126	19.8%
\$75,000 - \$99,999	1,120	10.3%	1,323	12.3%
\$100,000 - \$149,999	1,020	9.4%	1,136	10.6%
\$150,000 - \$199,999	164	1.5%	205	1.9%
\$200,000+	131	1.2%	153	1.4%
Median Household Income	\$37,320		\$44,679	
Average Household Income	\$52,345		\$59,550	
Per Capita Income	\$21,069		\$23,885	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,607	5.9%	1,558	5.7%	1,543	5.7%
5 - 9	1,675	6.2%	1,605	5.9%	1,495	5.5%
10 - 14	1,712	6.3%	1,664	6.1%	1,583	5.8%
15 - 19	1,664	6.1%	1,552	5.7%	1,503	5.6%
20 - 24	1,561	5.7%	1,596	5.9%	1,425	5.3%
25 - 34	3,292	12.1%	3,354	12.3%	3,323	12.3%
35 - 44	3,387	12.5%	3,375	12.4%	3,272	12.1%
45 - 54	4,023	14.8%	3,815	14.0%	3,490	12.9%
55 - 64	3,680	13.5%	3,916	14.4%	3,978	14.7%
65 - 74	2,464	9.1%	2,650	9.7%	3,164	11.7%
75 - 84	1,565	5.8%	1,574	5.8%	1,657	6.1%
85+	562	2.1%	599	2.2%	631	2.3%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,882	87.8%	23,581	86.5%	22,879	84.5%
Black Alone	2,178	8.0%	2,387	8.8%	2,603	9.6%
American Indian Alone	96	0.4%	102	0.4%	108	0.4%
Asian Alone	136	0.5%	168	0.6%	214	0.8%
Pacific Islander Alone	32	0.1%	32	0.1%	35	0.1%
Some Other Race Alone	514	1.9%	618	2.3%	837	3.1%
Two or More Races	354	1.3%	370	1.4%	389	1.4%
Hispanic Origin (Any Race)	923	3.4%	1,122	4.1%	1,493	5.5%

**Data Note:** Income is expressed in current dollars.

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



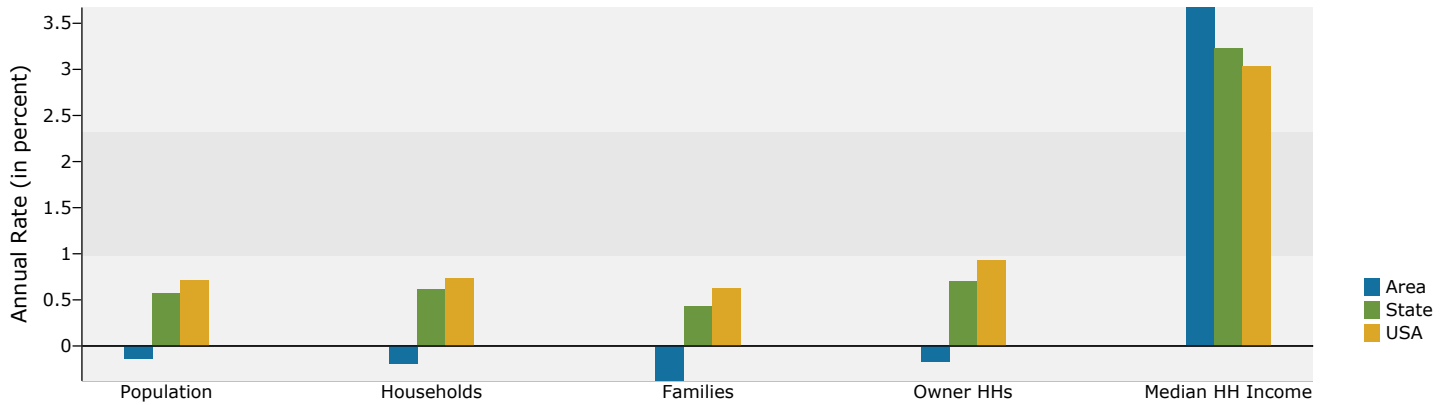


# Demographic and Income Profile

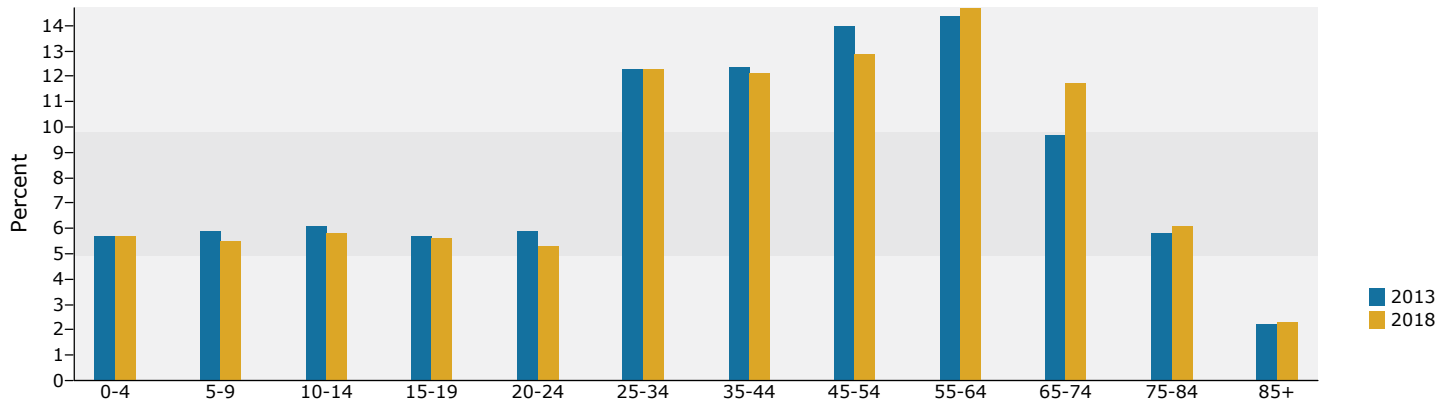
jasper  
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Prepared by Sara Ward  
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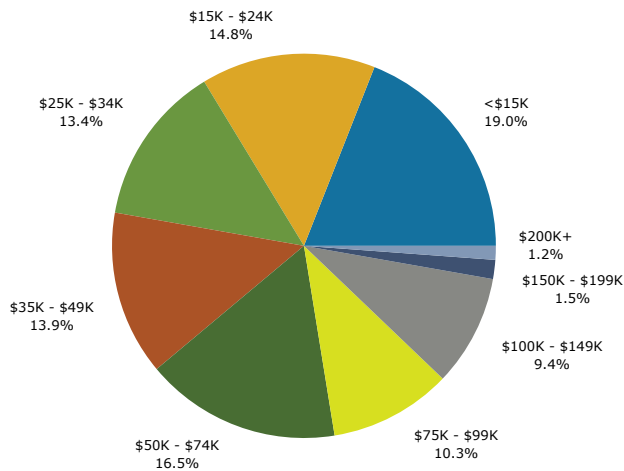
## Trends 2013-2018



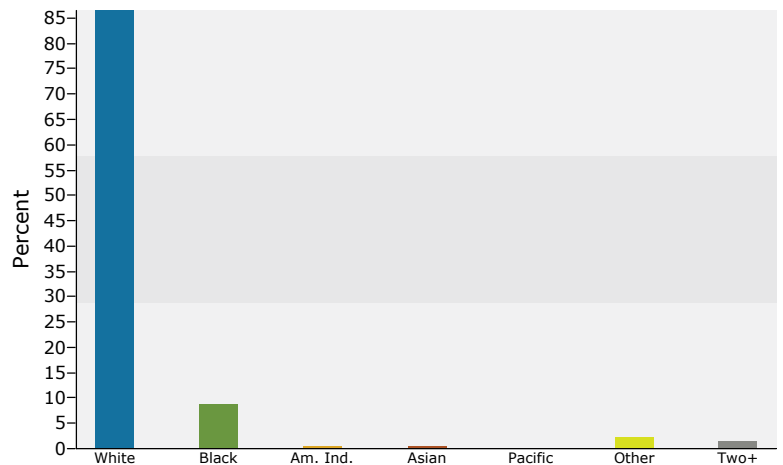
## Population by Age



## 2013 Household Income



## 2013 Population by Race



2013 Percent Hispanic Origin: 4.1%

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

July 09, 2014