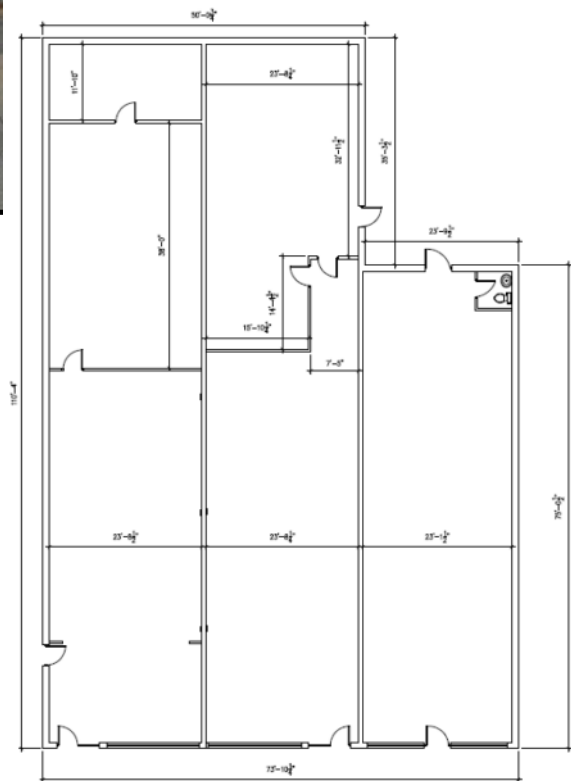


FOR SALE

114 W. Ft. Williams St., Sylacauga, AL 35150

Retail Strip



Demographic Profile

	3 Mile	5 Mile	7 Mile
Population	13,797	19,804	24,647
Households	5,724	8,155	10,100
Avg. HH Income	\$40,242	\$43,216	\$43,616
Median Age	40.0	40.7	40.9

PARCEL ID: 2709293000137000
SITE ACRES: .41 Acres
DESCRIPTION: Fully Leased Retail
ZONING: Retail/Commercial
FRONTAGE: 115 +/- ft. of W Ft. Williams St. Frontage
UTILITIES: Water, Sewer, Electric
DAILY TRAFFIC: N. Broadway Ave. (2 blocks east) - 9,840 AADT

PRICE: \$375,000

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

114 W. Ft Williams St., Sylacauga AL – Executive Summary

Property Description:

The proposed site is located at the Northeast corner of the intersection of West Ft. Williams Street and Industry Avenue. Visibility from 2 public roadways is excellent and access includes a Full access on both roads.

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 13,797 (3-mile), 19,804 (5-mile), 24,647 (7-mile), with an average household income of \$43,216 and median age of 40.7 in the 3-mile trade area. Coosa Valley Medical Center is 2 blocks South and employs approximately 650 people.

Site Traffic Counts:

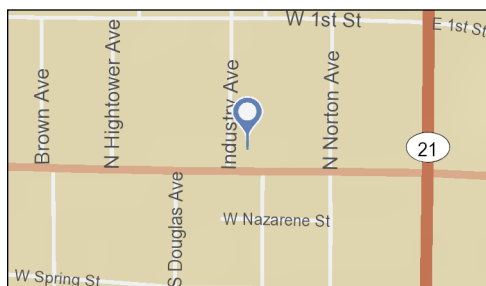
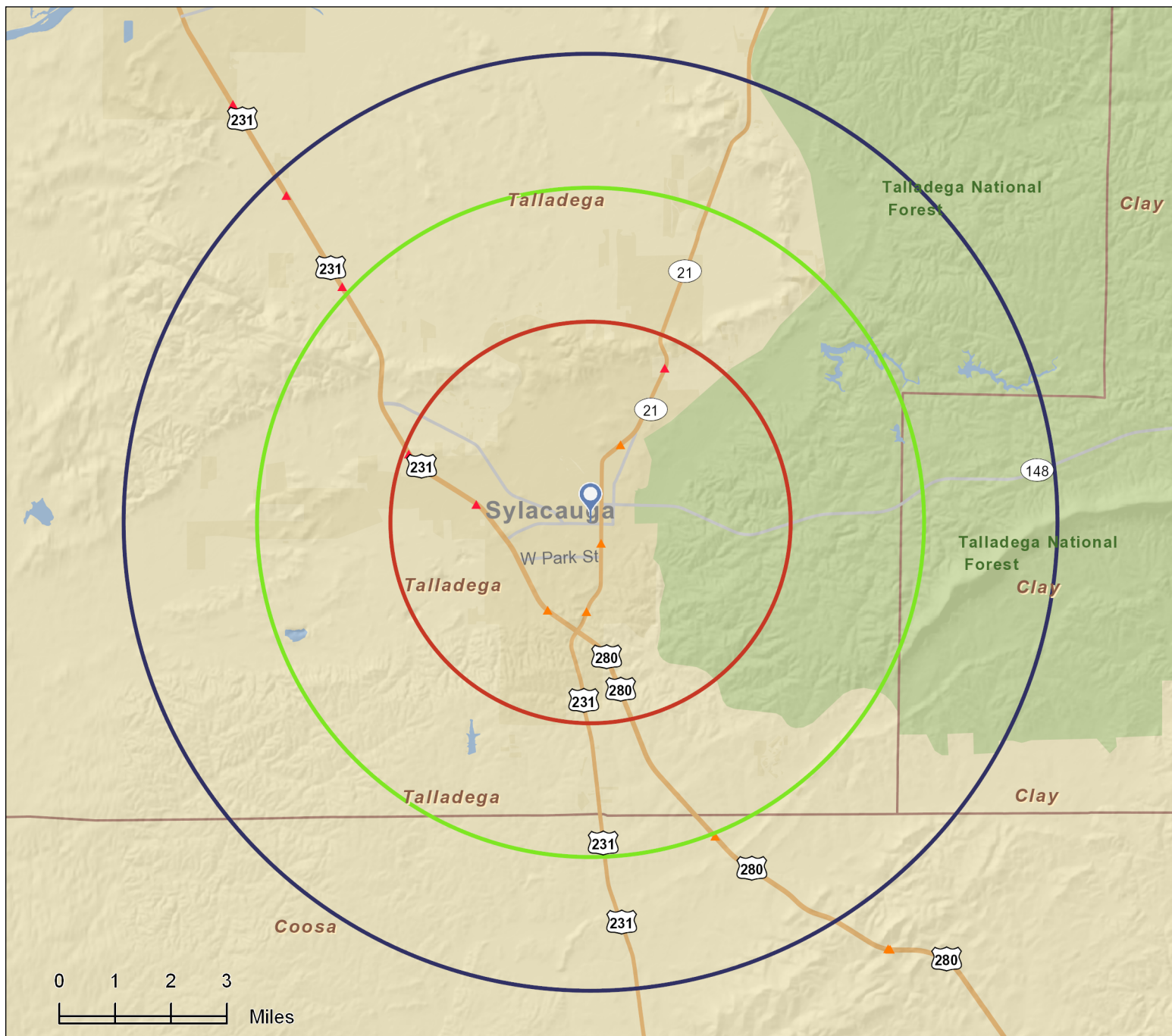
North Broadway Avenue (2 Blocks East) has a traffic count of 9,840 ADT

Area Retailers:

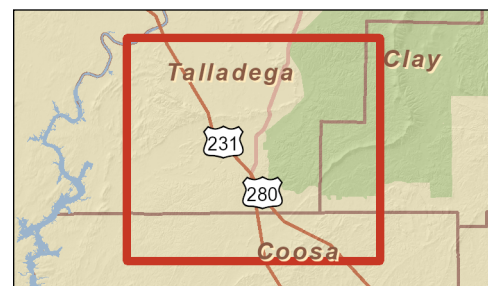
Walgreens, CVS, Rite Aid, Auto Zone, Southern States Bank, Save-a-lot, Freds, Advance Auto, and Burger King are all within .25 miles of the site.

114 W. Ft Williams St., Sylacauga AL – Overhead Aerial





- 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	13,588	13,797	13,936
Households	5,614	5,724	5,809
Families	3,604	3,646	3,666
Average Household Size	2.38	2.37	2.36
Owner Occupied Housing Units	3,178	3,184	3,257
Renter Occupied Housing Units	2,436	2,540	2,551
Median Age	39.0	40.0	41.1
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.20%	0.57%	0.71%
Households	0.30%	0.61%	0.74%
Families	0.11%	0.43%	0.63%
Owner HHs	0.45%	0.70%	0.94%
Median Household Income	1.79%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,640	28.7%	1,622	27.9%
\$15,000 - \$24,999	936	16.4%	847	14.6%
\$25,000 - \$34,999	727	12.7%	668	11.5%
\$35,000 - \$49,999	820	14.3%	805	13.9%
\$50,000 - \$74,999	823	14.4%	939	16.2%
\$75,000 - \$99,999	326	5.7%	416	7.2%
\$100,000 - \$149,999	366	6.4%	396	6.8%
\$150,000 - \$199,999	61	1.1%	83	1.4%
\$200,000+	24	0.4%	32	0.6%
Median Household Income	\$28,239		\$30,854	
Average Household Income	\$40,242		\$43,503	
Per Capita Income	\$16,819		\$18,259	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	846	6.2%	839	6.1%	858	6.2%
5 - 9	910	6.7%	872	6.3%	833	6.0%
10 - 14	983	7.2%	933	6.8%	868	6.2%
15 - 19	907	6.7%	888	6.4%	867	6.2%
20 - 24	775	5.7%	817	5.9%	783	5.6%
25 - 34	1,664	12.2%	1,720	12.5%	1,698	12.2%
35 - 44	1,701	12.5%	1,721	12.5%	1,706	12.2%
45 - 54	1,931	14.2%	1,882	13.6%	1,812	13.0%
55 - 64	1,672	12.3%	1,821	13.2%	1,881	13.5%
65 - 74	1,115	8.2%	1,209	8.8%	1,464	10.5%
75 - 84	771	5.7%	758	5.5%	807	5.8%
85+	314	2.3%	338	2.4%	360	2.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,851	65.1%	8,906	64.5%	8,794	63.1%
Black Alone	4,204	30.9%	4,308	31.2%	4,418	31.7%
American Indian Alone	50	0.4%	54	0.4%	62	0.4%
Asian Alone	72	0.5%	77	0.6%	89	0.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	240	1.8%	275	2.0%	374	2.7%
Two or More Races	170	1.3%	178	1.3%	200	1.4%
Hispanic Origin (Any Race)	373	2.7%	428	3.1%	573	4.1%

Data Note: Income is expressed in current dollars.

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

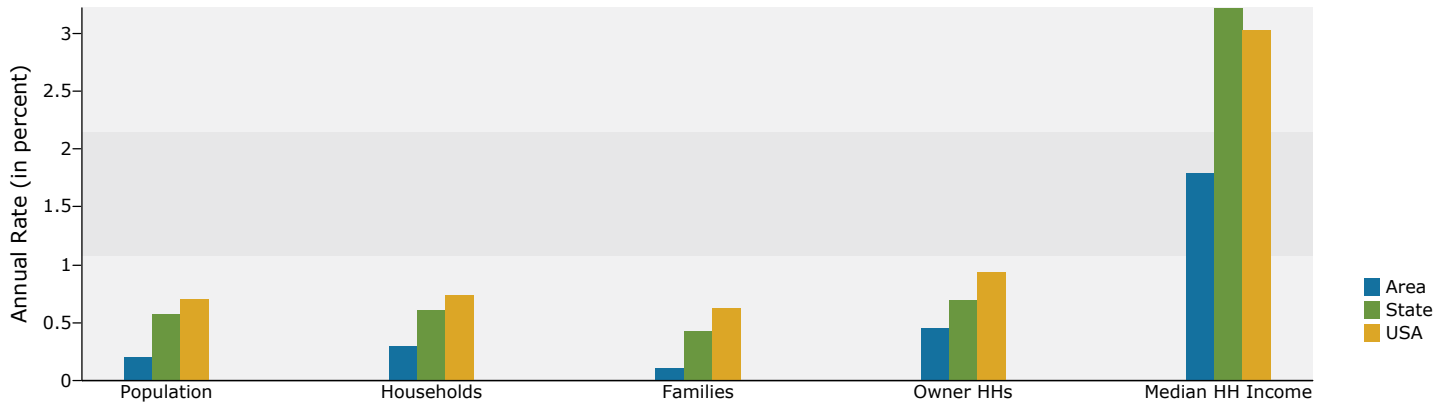


Demographic and Income Profile

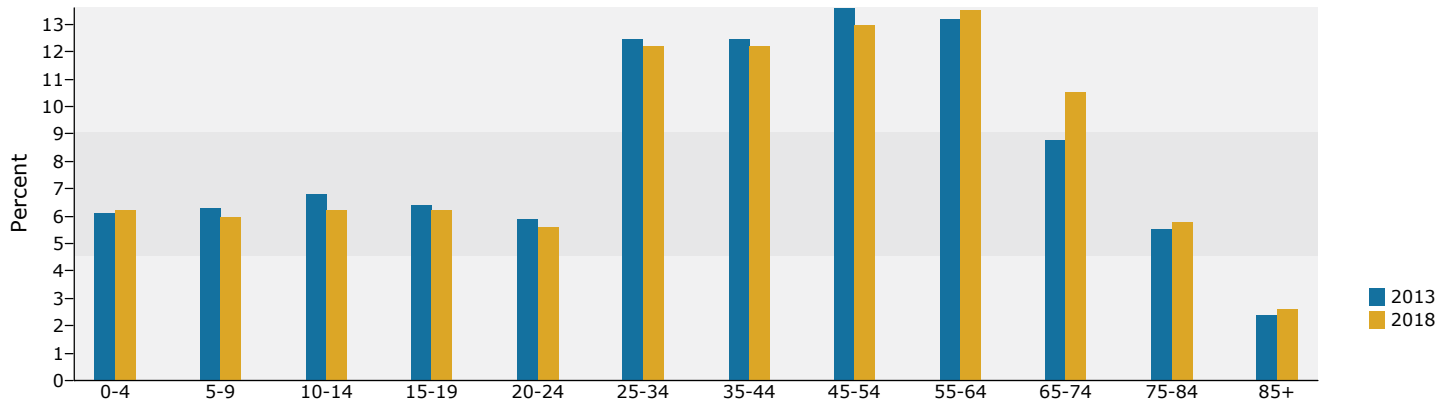
Sylacauga 3-5-7
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 33.167596
Longitude: -86.253583

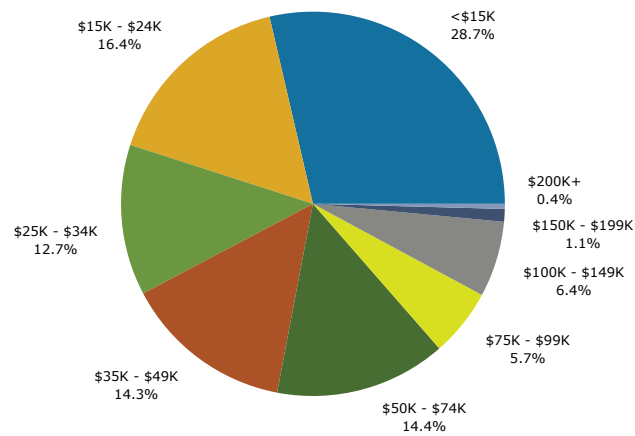
Trends 2013-2018



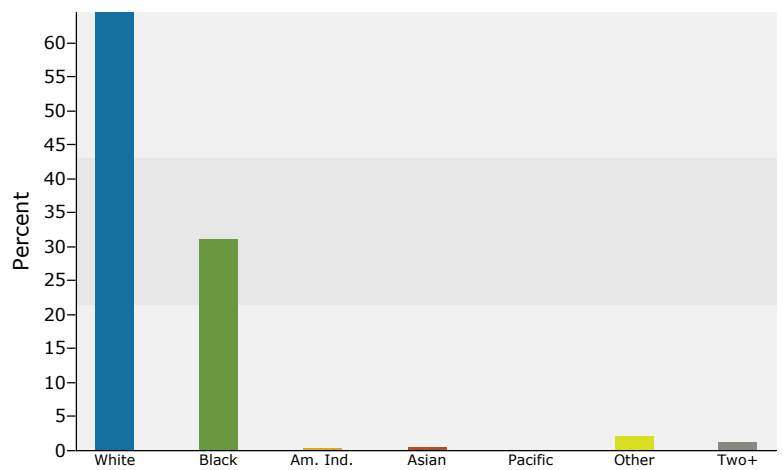
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.1%

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	19,652	19,804	19,844
Households	8,056	8,155	8,212
Families	5,351	5,373	5,360
Average Household Size	2.41	2.40	2.39
Owner Occupied Housing Units	5,195	5,173	5,227
Renter Occupied Housing Units	2,861	2,982	2,986
Median Age	39.7	40.7	41.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.04%	0.57%	0.71%
Households	0.14%	0.61%	0.74%
Families	-0.05%	0.43%	0.63%
Owner HHs	0.21%	0.70%	0.94%
Median Household Income	2.35%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,101	25.8%	2,051	25.0%
\$15,000 - \$24,999	1,280	15.7%	1,138	13.9%
\$25,000 - \$34,999	1,018	12.5%	915	11.1%
\$35,000 - \$49,999	1,199	14.7%	1,158	14.1%
\$50,000 - \$74,999	1,291	15.8%	1,457	17.7%
\$75,000 - \$99,999	557	6.8%	699	8.5%
\$100,000 - \$149,999	528	6.5%	564	6.9%
\$150,000 - \$199,999	150	1.8%	191	2.3%
\$200,000+	30	0.4%	40	0.5%
Median Household Income	\$31,185		\$35,023	
Average Household Income	\$43,216		\$46,693	
Per Capita Income	\$17,877		\$19,404	

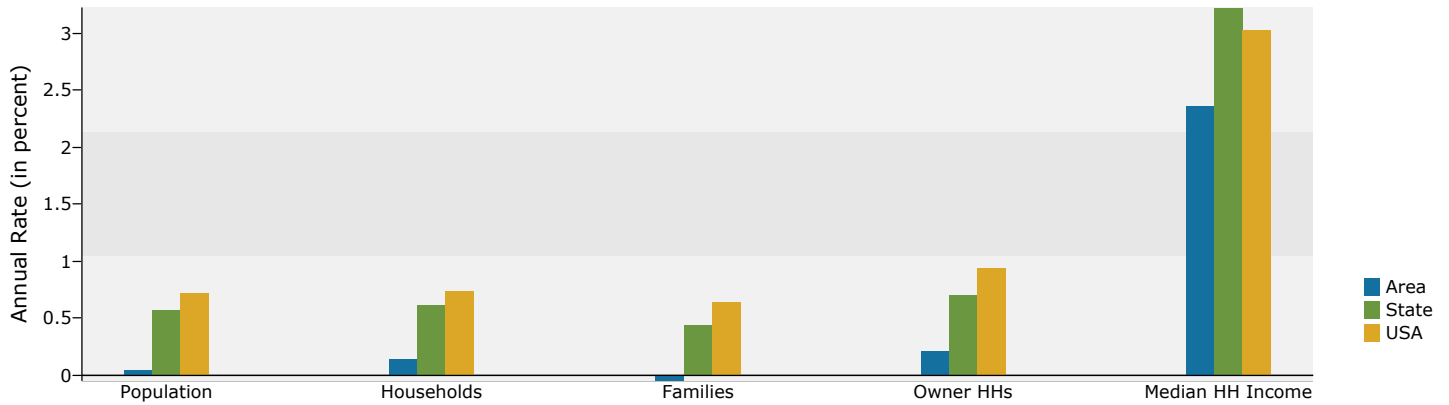
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,188	6.0%	1,158	5.8%	1,168	5.9%
5 - 9	1,286	6.5%	1,226	6.2%	1,153	5.8%
10 - 14	1,387	7.1%	1,312	6.6%	1,218	6.1%
15 - 19	1,280	6.5%	1,239	6.3%	1,202	6.1%
20 - 24	1,118	5.7%	1,146	5.8%	1,069	5.4%
25 - 34	2,359	12.0%	2,432	12.3%	2,395	12.1%
35 - 44	2,523	12.8%	2,525	12.7%	2,454	12.4%
45 - 54	2,927	14.9%	2,804	14.2%	2,642	13.3%
55 - 64	2,517	12.8%	2,722	13.7%	2,808	14.2%
65 - 74	1,638	8.3%	1,783	9.0%	2,163	10.9%
75 - 84	1,036	5.3%	1,031	5.2%	1,116	5.6%
85+	394	2.0%	427	2.2%	456	2.3%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,595	69.2%	13,582	68.6%	13,334	67.2%
Black Alone	5,401	27.5%	5,507	27.8%	5,627	28.4%
American Indian Alone	68	0.3%	73	0.4%	83	0.4%
Asian Alone	83	0.4%	88	0.4%	102	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	277	1.4%	317	1.6%	430	2.2%
Two or More Races	228	1.2%	238	1.2%	267	1.3%
Hispanic Origin (Any Race)	458	2.3%	524	2.6%	697	3.5%

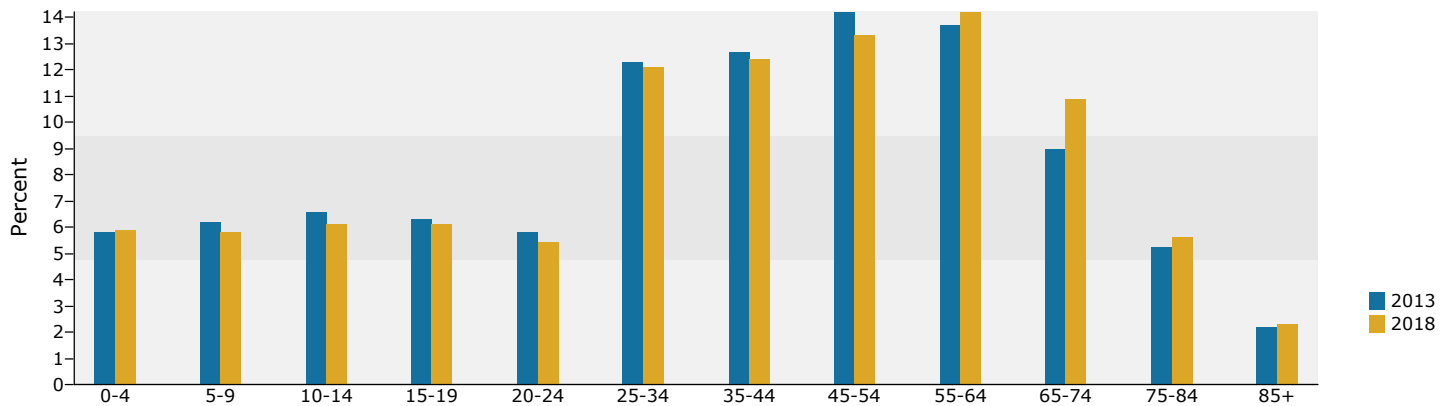
Data Note: Income is expressed in current dollars.

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

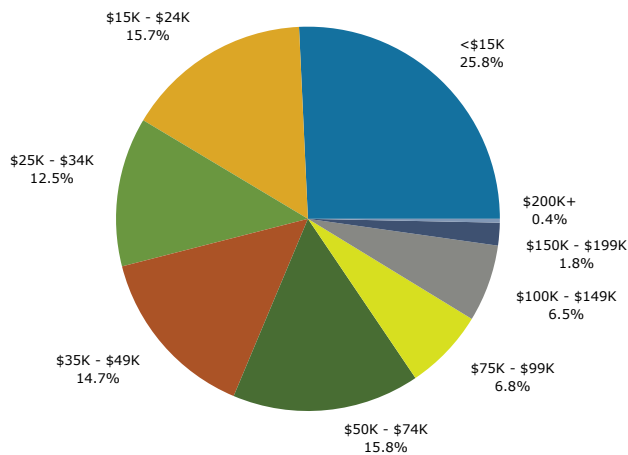
Trends 2013-2018



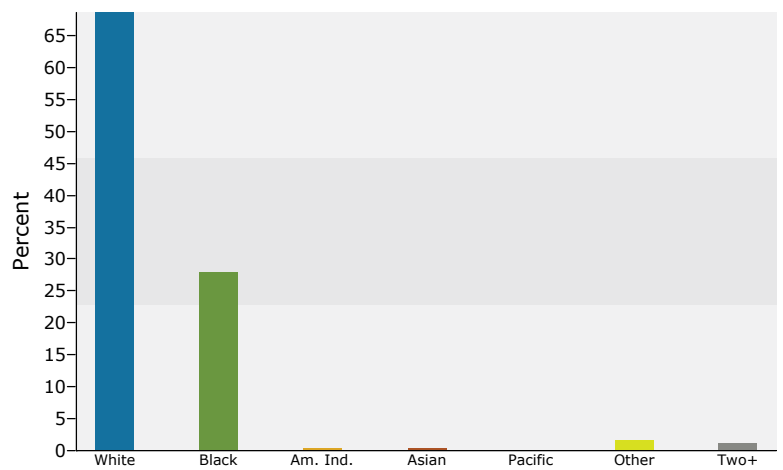
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 2.6%

Summary	Census 2010	2013	2018
Population	24,471	24,647	24,645
Households	9,979	10,100	10,153
Families	6,723	6,751	6,724
Average Household Size	2.43	2.42	2.40
Owner Occupied Housing Units	6,755	6,737	6,790
Renter Occupied Housing Units	3,224	3,363	3,363
Median Age	39.9	40.9	42.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.00%	0.57%	0.71%
Households	0.10%	0.61%	0.74%
Families	-0.08%	0.43%	0.63%
Owner HHs	0.16%	0.70%	0.94%
Median Household Income	2.18%	3.22%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,572	25.5%	2,493	24.6%
\$15,000 - \$24,999	1,517	15.0%	1,342	13.2%
\$25,000 - \$34,999	1,207	12.0%	1,078	10.6%
\$35,000 - \$49,999	1,575	15.6%	1,514	14.9%
\$50,000 - \$74,999	1,639	16.2%	1,849	18.2%
\$75,000 - \$99,999	740	7.3%	925	9.1%
\$100,000 - \$149,999	635	6.3%	678	6.7%
\$150,000 - \$199,999	176	1.7%	222	2.2%
\$200,000+	40	0.4%	52	0.5%
Median Household Income	\$32,477		\$36,180	
Average Household Income	\$43,616		\$47,158	
Per Capita Income	\$17,956		\$19,509	

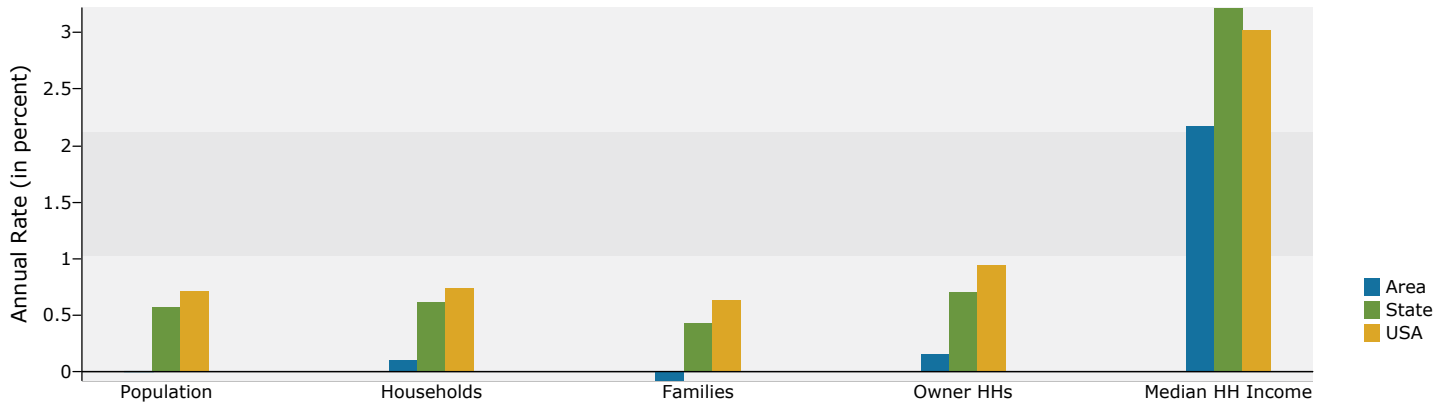
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,453	5.9%	1,414	5.7%	1,415	5.7%
5 - 9	1,604	6.6%	1,514	6.1%	1,412	5.7%
10 - 14	1,711	7.0%	1,628	6.6%	1,503	6.1%
15 - 19	1,593	6.5%	1,527	6.2%	1,484	6.0%
20 - 24	1,394	5.7%	1,417	5.7%	1,303	5.3%
25 - 34	2,899	11.8%	3,000	12.2%	2,958	12.0%
35 - 44	3,214	13.1%	3,187	12.9%	3,058	12.4%
45 - 54	3,708	15.2%	3,556	14.4%	3,352	13.6%
55 - 64	3,194	13.1%	3,464	14.1%	3,571	14.5%
65 - 74	2,040	8.3%	2,239	9.1%	2,736	11.1%
75 - 84	1,215	5.0%	1,217	4.9%	1,338	5.4%
85+	446	1.8%	484	2.0%	515	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,247	70.5%	17,242	70.0%	16,920	68.7%
Black Alone	6,470	26.4%	6,582	26.7%	6,712	27.2%
American Indian Alone	86	0.4%	94	0.4%	107	0.4%
Asian Alone	85	0.3%	90	0.4%	105	0.4%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	294	1.2%	336	1.4%	456	1.9%
Two or More Races	288	1.2%	302	1.2%	344	1.4%
Hispanic Origin (Any Race)	511	2.1%	584	2.4%	772	3.1%

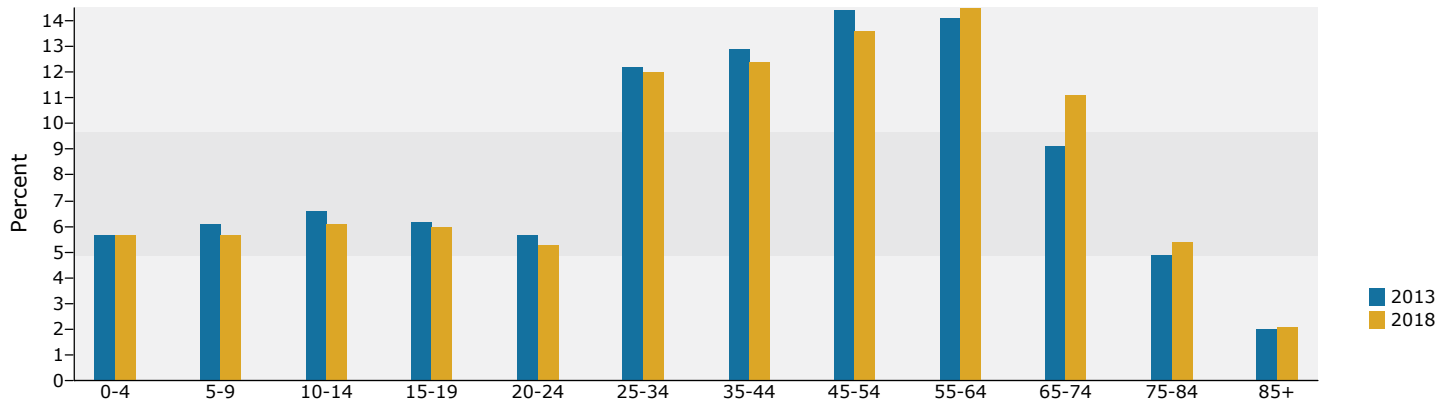
Data Note: Income is expressed in current dollars.

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

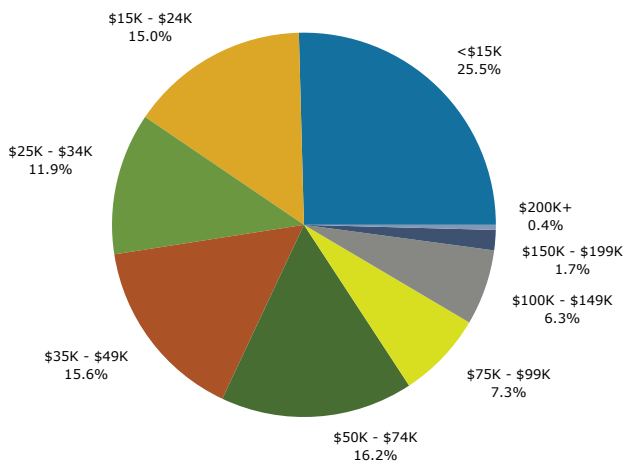
Trends 2013-2018



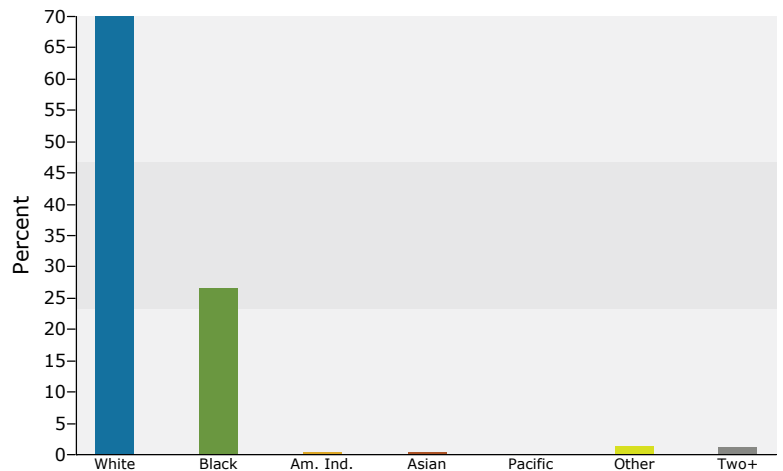
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 2.4%

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