

# For Sale/Lease

**1750 E. Meighan Blvd., Gadsden, Al 35903**

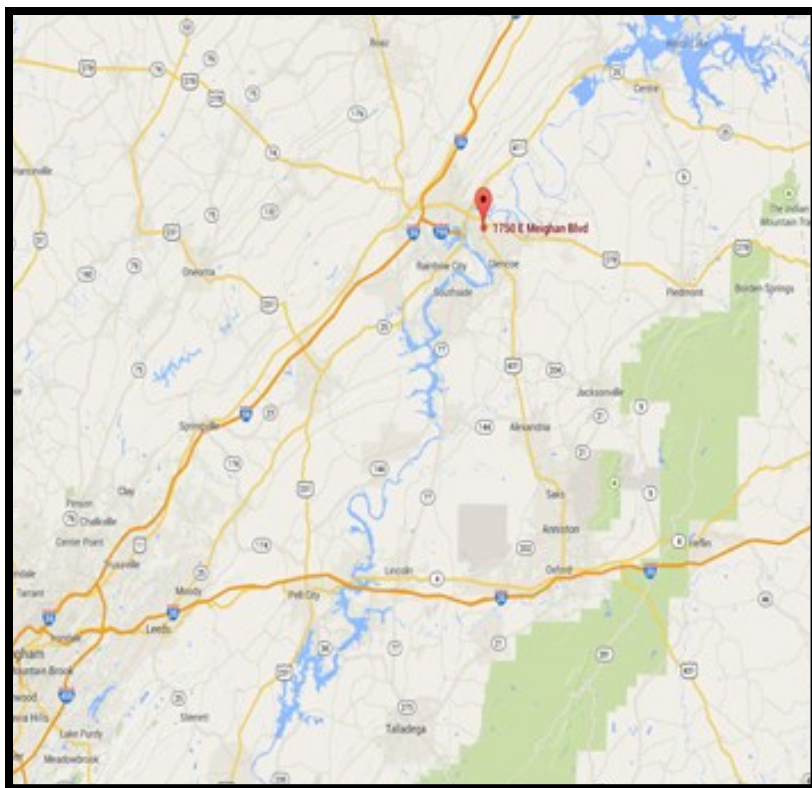
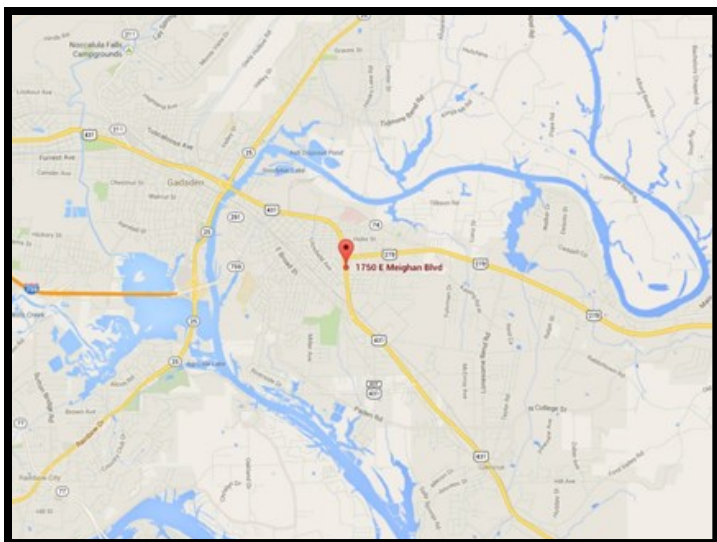


## Property Highlights

- For Sale/ Lease
- 7,360sf Freestanding Building on .58 acre
- Great Visibility with Pylon Sign on E. Meighan Blvd.
- Shadow Anchored by Royal Plaza Shopping Center
- Located in Gadsden, Al



**SEBRING**  
REAL ESTATE SERVICES



## Demographics

### Population:

3 mile: 20,519

5 mile: 44,510

### Median HH Income:

3 mile: \$32,269

5 mile: \$37,160

### # of Households:

3 mile: 8,613

5 mile: 18,412

# DEMOGRAPHIC PROFILE

2010 - 2000 Census, 2012 Estimates & 2017 Projections - as of 2nd Qtr / 12

Calculated using Proportional Block Groups

Prepared For

Sebring Real Estate



Lat/Lon: 33.99723/-85.96791

June 2014

1760 E Meighen Boulevard Gadsden, AL		1.00 mi radius	3.00 mi radius	5.00 mi radius	7.00 mi radius
POPULATION	2012 Estimated Population	4,675	20,519	44,507	61,748
	2017 Projected Population	4,723	20,770	45,107	62,420
	2010 Census Population	4,761	20,682	44,430	61,634
	2000 Census Population	4,848	20,600	45,438	62,308
	1990 Census Population	5,282	21,653	47,468	63,451
	Historical Annual Growth 2000 to 2012	- 0.3%	0.0%	- 0.2%	- 0.1%
	Projected Annual Growth 2012 to 2017	0.2%	0.2%	0.3%	0.2%
HOUSEHOLDS	2012 Estimated Households	1,940	8,613	18,411	25,411
	2017 Projected Households	1,960	8,703	18,649	25,678
	2010 Census Households	1,962	8,677	18,370	25,352
	2000 Census Households	2,134	8,885	18,886	25,691
	1990 Census Households	2,194	9,142	19,007	25,120
	Historical Annual Growth 2000 to 2012	- 0.8%	- 0.3%	- 0.2%	- 0.1%
	Projected Annual Growth 2012 to 2017	0.2%	0.2%	0.3%	0.2%
AGE & SEX	2012 Population 0 to 14 Years	19.3%	16.4%	16.8%	16.9%
	2012 Population 15 to 19 Years	5.83%	4.94%	5.14%	5.26%
	2012 Population 20 to 24 Years	10.9%	10.7%	9.63%	9.25%
	2012 Population 25 to 44 Years	26.6%	25.9%	24.7%	24.6%
	2012 Population 45 to 59 Years	19.0%	19.9%	20.2%	20.5%
	2012 Population 60 to 74 Years	12.9%	14.5%	15.4%	15.7%
	2012 Population 75 Years Plus	5.60%	7.69%	8.19%	7.88%
	2012 Median Age	30.7	34.	35.2	35.5
	2012 Male Population	47.2%	48.0%	47.6%	47.9%
2012 Female Population	52.8%	52.0%	52.4%	52.1%	
HOUSEHOLDS	Family Households	58.3%	58.5%	62.5%	64.6%
	Married Couple Household	23.4%	33.4%	40.0%	44.4%
	Male Householder	6.57%	5.47%	6.24%	5.68%
	Female Householder	28.3%	19.6%	16.2%	14.6%
	Non Family Households	5.89%	4.56%	4.15%	3.99%
	Households with Kids	473	1,945	4,605	6,521
	Average Household Size	2.4	2.26	2.32	2.36
INCOME	2012 HH Income \$200,000 or More	0.63%	1.67%	1.55%	1.33%
	2012 HH Income \$150,000 to 199,999	0.34%	1.15%	1.68%	1.77%
	2012 HH Income \$100,000 to 149,999	3.08%	6.12%	7.59%	8.33%
	2012 HH Income \$75,000 to 99,999	1.51%	4.75%	6.99%	8.50%
	2012 HH Income \$50,000 to 74,999	9.73%	12.8%	13.0%	14.4%
	2012 HH Income \$35,000 to 49,999	16.2%	16.1%	15.6%	15.4%
	2012 HH Income \$15,000 to 34,999	39.6%	35.5%	33.9%	31.8%
	2012 HH Income \$0 to 14,999	28.9%	22.0%	19.7%	18.5%
	2012 Average Household Income	\$32,569	\$44,701	\$48,482	\$49,967
	2012 Median Household Income	\$24,888	\$32,269	\$37,167	\$39,550
	2012 Per Capita Income	\$13,555	\$19,490	\$20,625	\$20,992
BUS	2012 Number of Businesses	103	904	1,433	1,766
	2012 Total Number of Employees	2,604	15,780	23,582	28,472

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RACE	2012 Estimated Population	4,675	20,519	44,507	61,748
	2012 White Population	31.3%	52.9%	63.7%	71.1%
	2012 Black or African American	56.8%	40.4%	30.6%	23.7%
	2012 Asian & Pacific Islander	0.84%	0.80%	0.87%	0.83%
	2012 Two or more and Other Races	11.1%	5.88%	4.80%	4.34%
ETHNICITY	2012 Hispanic Population	535	1,124	1,947	2,369
	2012 Hispanic Population Percent	11.5%	5.48%	4.38%	3.84%
	Non Hispanic White	29.3%	51.7%	62.5%	70.0%
	Non Hispanic Black or African American	56.5%	40.2%	30.5%	23.6%
	Non Hispanic Asian & Pacific Islander	0.62%	0.74%	0.84%	0.81%
	Non Hispanic Two or more and Other Races	2.18%	1.93%	1.82%	1.78%
	2000 Census Hispanic Population	224	438	952	1,209
	2000 Census Hispanic Population Percent	4.62%	2.12%	2.09%	1.94%
	Historical Hispanic Growth 2000 to 2012	139%	157%	105%	95.9%
LANGUAGE SPOKEN HOME	2012 Total Population Age 5 and above	4,346	19,256	41,817	58,080
	Speak only English	85.9%	93.2%	95.8%	96.4%
	Spanish or Spanish Creole	9.65%	4.80%	2.84%	2.48%
	European/Indo-European	0.25%	0.74%	0.55%	0.49%
	Asian/Pacific	2.27%	0.81%	0.51%	0.45%
	Other Languages	1.97%	0.52%	0.30%	0.22%
	ANCESTRY	2012 Population by Ancestry	4,675	20,519	44,507
America		13.12%	16.70%	20.01%	21.71%
Hispanic		11.45%	5.48%	4.38%	3.84%
Asian		0.62%	0.74%	0.84%	0.81%
European		12.79%	17.77%	20.51%	21.92%
Middle Eastern		0.06%	0.15%	0.09%	0.08%
Other		38.96%	30.69%	25.54%	21.19%
Unclassified		23.00%	28.47%	28.63%	30.46%
EDUCATION (Adults 25 or Older)	2012 Adult Population (25 Years or Older)	2,994	13,943	30,442	42,362
	Elementary (0 to 8)	11.9%	7.55%	6.79%	6.37%
	Some High School (9 to 11)	16.6%	14.3%	12.6%	12.0%
	High School Graduate (12)	30.7%	32.5%	32.4%	32.5%
	Some College (13 to 16)	25.1%	24.0%	24.4%	25.3%
	Associates Degree Only	6.35%	8.42%	7.13%	7.35%
	Bachelors Degree Only	6.79%	8.02%	10.1%	10.1%
	Graduate Degree	2.60%	5.22%	6.55%	6.44%
ENROLLMENT	2012 Enrollment Base	4,675	20,519	44,507	61,748
	Nursery school/preschool	1.70%	1.62%	1.91%	1.67%
	Kindergarten/Elementary School	14.59%	10.27%	11.03%	11.34%
	High School	5.61%	5.46%	5.11%	5.41%
	College/Graduate/Professional school	4.73%	4.49%	4.87%	4.54%
	Not enrolled	73.37%	78.17%	77.08%	77.04%

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HOUSEHOLD SIZE	2012 Household Size	1,940	8,613	18,411	25,411
	1 Person Household	35.85%	36.97%	33.35%	31.36%
	2 Person Households	26.82%	30.65%	32.59%	33.41%
	3 Person Households	16.96%	15.16%	15.73%	16.16%
	4 Person Households	10.39%	9.54%	10.52%	11.17%
	5 Person Households	5.32%	4.56%	4.70%	4.94%
	6 Person Households	2.53%	1.81%	1.92%	1.85%
	7+ Person Households	2.14%	1.30%	1.20%	1.11%
GROUP QUARTERS	2012 Group Quarters Population	11	1,066	1,740	1,800
	Non-Institutionalized	8	277	544	571
	College	8	271	344	344
	Military	-	-	-	-
	Other	-	5	200	227
	Institutionalized (Correctional, Medical, Other)	2	789	1,195	1,230
	2000 Census Group Quarters Population	9	833	1,519	1,689
2017 Projected Group Quarters Population	11	1,066	1,740	1,800	
HOUSING	2012 Total Housing Units	2,284	9,844	20,931	28,687
	Housing Units, Occupied	85.0%	87.5%	88.0%	88.6%
	<i>Housing Units, Owner-Occupied</i>	40.4%	48.9%	55.1%	59.4%
	<i>Housing Units, Renter-Occupied</i>	44.6%	38.6%	32.8%	29.2%
	Housing Units, Vacant	15.0%	12.5%	12.0%	11.4%
PROPERTY VALUES	2012 Owner Occupied Housing	923	4,813	11,538	17,036
	Home Values \$0 to \$9,999	1.64%	0.96%	1.42%	1.39%
	Home Values \$10,000 to \$19,999	4.34%	2.31%	3.55%	3.25%
	Home Values \$20,000 to \$29,999	14.2%	6.41%	5.91%	5.64%
	Home Values \$30,000 to \$39,999	25.7%	12.9%	11.1%	9.84%
	Home Values \$40,000 to \$49,999	13.1%	7.54%	7.07%	6.34%
	Home Values \$50,000 to \$59,999	10.9%	7.86%	6.23%	5.64%
	Home Values \$60,000 to \$69,999	7.90%	9.14%	6.94%	6.17%
	Home Values \$70,000 to \$79,999	6.29%	8.37%	6.67%	6.31%
	Home Values \$80,000 to \$99,999	6.64%	11.7%	10.5%	10.6%
	Home Values \$100,000 to \$124,999	4.16%	8.62%	11.0%	12.7%
	Home Values \$125,000 to \$149,999	1.27%	5.21%	7.94%	9.20%
	Home Values \$150,000 to \$174,999	0.96%	3.93%	5.09%	5.74%
	Home Values \$175,000 to \$199,999	0.59%	2.97%	3.49%	4.16%
	Home Values \$200,000 to \$249,999	1.43%	4.50%	4.57%	5.24%
	Home Values \$250,000 to \$299,999	0.79%	2.61%	2.88%	2.86%
	Home Values \$300,000 to \$399,999	0.01%	2.50%	3.07%	2.78%
	Home Values \$400,000 to \$499,999	0.02%	0.96%	0.96%	0.77%
	Home Values \$500,000 to \$749,999	0.01%	0.72%	0.80%	0.69%
	Home Values \$750,000 to \$999,999	0.10%	0.81%	0.84%	0.69%
	Home Values \$1,000,000 or More	0.00%	0.00%	0.00%	0.00%
	Owner Occupied Average Home Value	\$56,856	\$108,159	\$115,965	\$117,612
Owner Occupied Median Home Value	\$46,082	\$87,327	\$97,199	\$99,543	

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