



ANNISTON, ALABAMA

Market Guide

City Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)



Population
27,153



Average Age
39.4



Growth Rate
1.89%



Household Income (Median)
\$36,759



Number of Households
11,166



Household Income (Average)
\$47,004

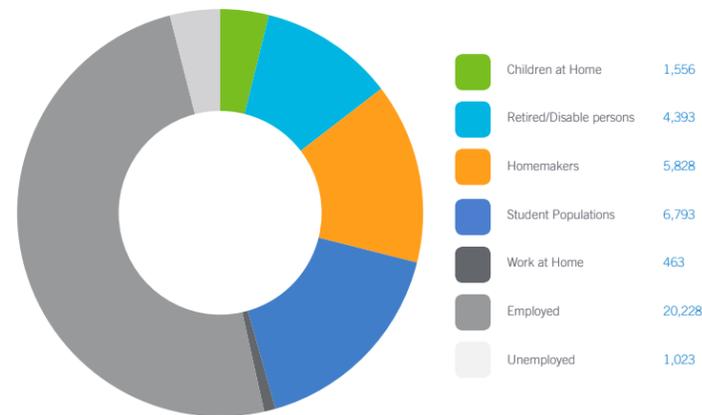
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

- Gadsden, AL 340 E Meighan Blvd
- Brunswick, GA 150 Altama Connector
- Cookeville, TN 768 S Jefferson Ave
- Florence, AL 3100 Hough Rd
- Dothan, AL 3300 S Oates St
- Gulfport, MS 11333 Highway 49

Daytime Population **40,284** (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



Grocery



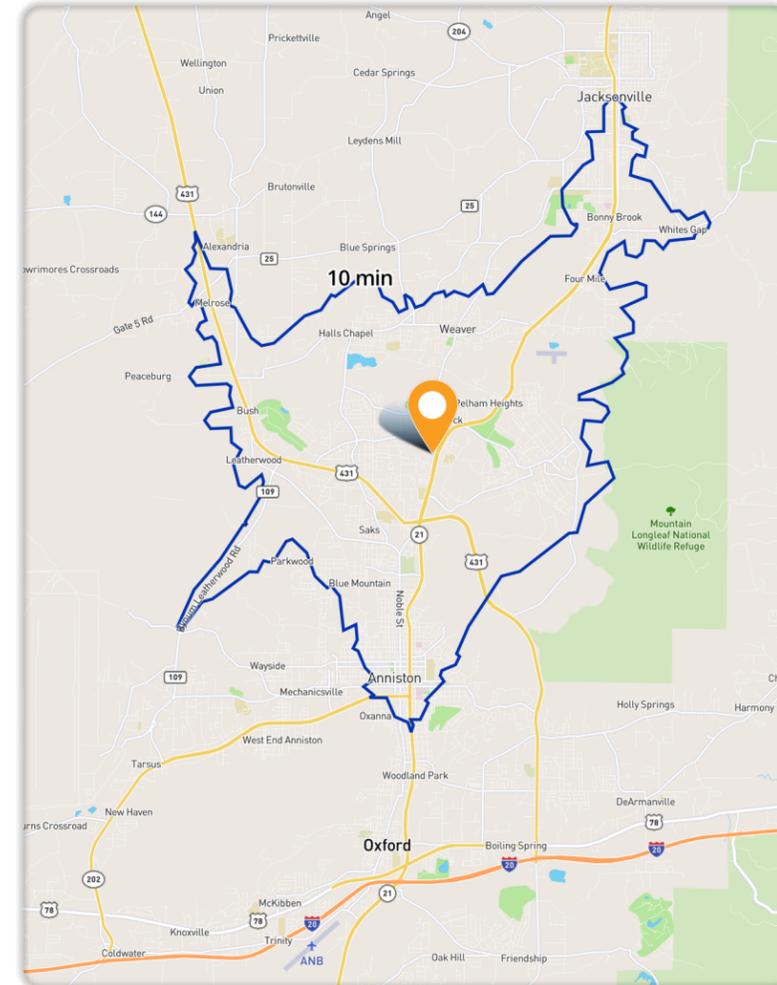
Pet Supplies



Sporting Goods



There's a lot of potential here.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	17,261	34,390	93,936
Daytime Population	16,949	40,922	112,698
Median HH Income	\$40,141	\$36,254	\$41,839
Number of Households	6,995	13,918	37,461

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	7,400	27,153	60,669
Daytime Population	8,332	40,284	81,599
Median HH Income	\$40,962	\$36,759	\$37,842
Number of Households	3,090	11,166	24,505

*Source: STI PopStats

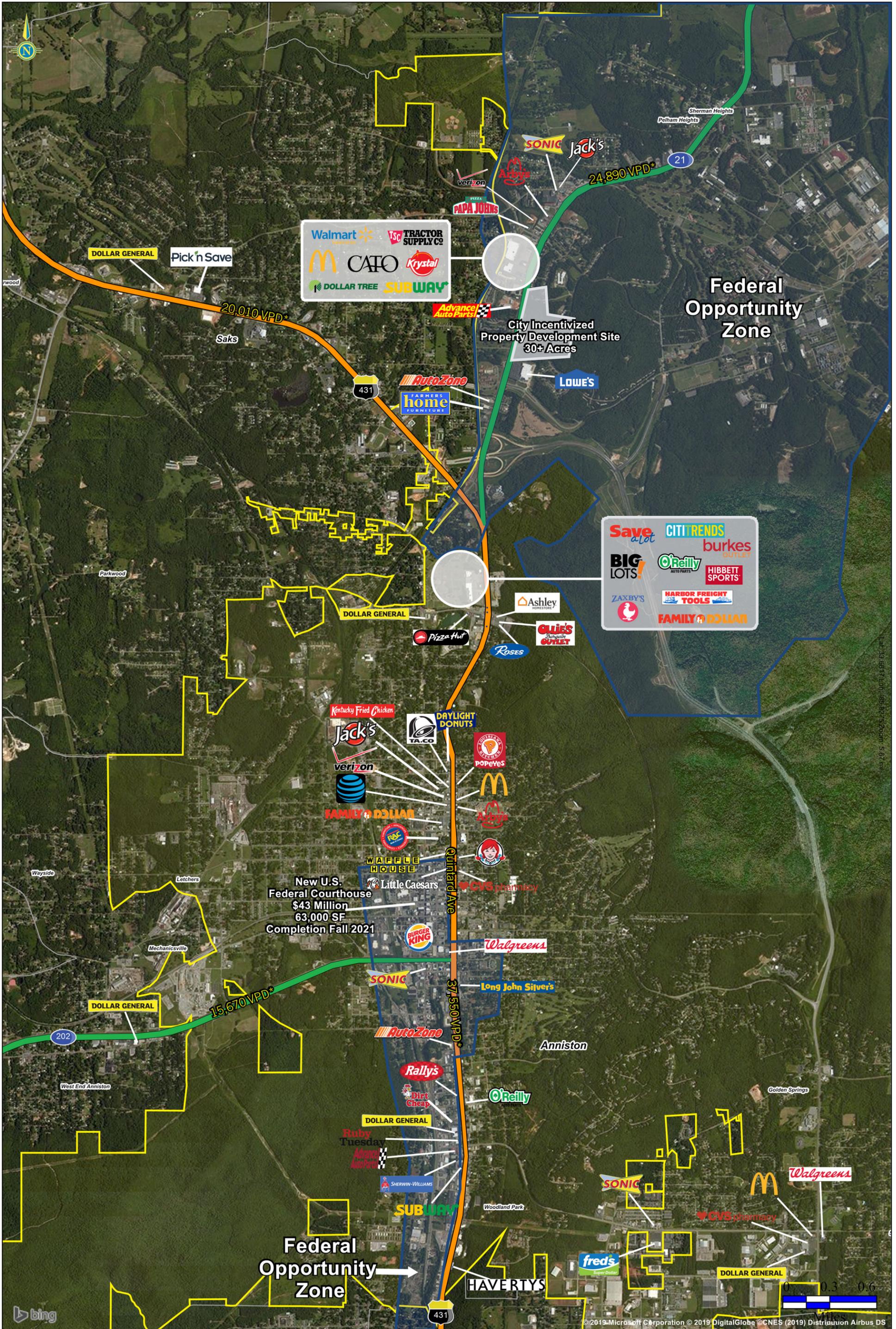


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Major Retail & Restaurants



There's a lot of potential here.

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