



# JEMISON, ALABAMA

## Market Guide

### 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 (15 Minute Drive Time)



Population  
**19,362**



Average Age  
**38.5**



Household Income (Median)  
**\$43,067**



Growth Rate  
**4.16%**



Number of Households  
**18,255**



Household Income (Average)  
**\$55,326**

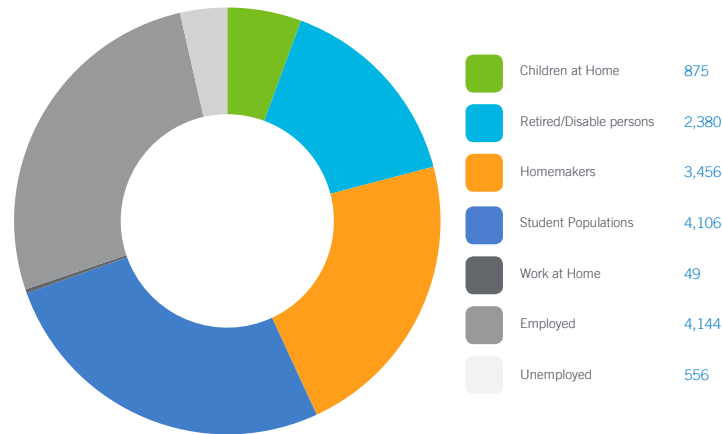
### Peer Analysis

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

Centreville, AL	155 Birmingham Rd Ste 116
Metter, GA	75 S Leroy St
Sycamore, GA	2515 Ga Highway 41
Woodruff, SC	341 N Main St
Swansea, SC	1953a Southbound Rd
Honea Path, SC	307 E Greer St
Medina, TN	20 Garrott Dr

### Daytime Population **15,566** (15 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



General Merchandise



Home Improvement



*There's a lot of potential here.*



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2017 Estimated Population	4,820	9,758	28,735
Daytime Population	5,748	8,410	21,831
Median HH Income	\$42,807	\$43,441	\$43,222
Number of Households	1,805	3,627	10,832

	5 Minute DT	10 Minute DT	15 Minute DT
2017 Estimated Population	2,447	8,037	19,362
Daytime Population	4,028	7,596	15,566
Median HH Income	\$43,399	\$43,414	\$43,067
Number of Households	897	2,977	7,168

\*Source: STI PopStats



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Major Retail & Restaurants

