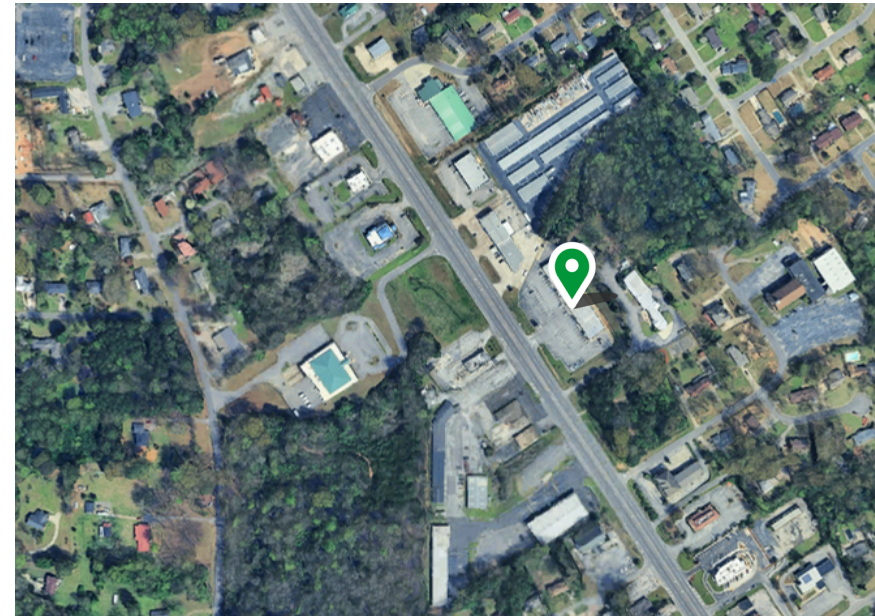




FORESTDALE STATION

1421 Forestdale Blvd, Birmingham, AL 35214





AVAILABILITY

SMALL SHOPS:
1,624 - 5,684 SF

CONTACT

Alex Benson
Alex@TheRetailCompanies.com
205.296.9641

PROPERTY OVERVIEW

- Multi-tenant neighborhood center with full access to Forestdale Blvd.
- Co-tenants include: Little Caesars, Beauty Buzz, and Golden Wok Chinese
- Ample parking
- Perfect for a hair salon, professional office, traditional retail, or boutique

TRAFFIC COUNTS

Forestdale Blvd. 20,383 VPD

SURROUNDING TENANTS



Forestdale Station

1421 Forestdale Blvd, Birmingham, AL 35214

FOR SALE
OR LEASE



Executive Summary

1421 Forestdale Blvd, Birmingham, Alabama, 35214

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	5,484	20,194	68,432
2020 Population	5,410	19,151	61,670
2025 Population	5,270	18,805	60,010
2030 Population	5,190	18,545	58,906
2010-2020 Annual Rate	-0.14%	-0.53%	-1.04%
2020-2025 Annual Rate	-0.50%	-0.35%	-0.52%
2025-2030 Annual Rate	-0.31%	-0.28%	-0.37%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.2	43.9	42.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	11.3%	13.2%	15.6%
Black Alone	83.9%	81.7%	77.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.1%	0.1%	0.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	2.0%	3.0%
Two or More Races	2.5%	2.6%	3.1%
Hispanic Origin	2.7%	3.0%	4.4%
Diversity Index	32.0	35.4	42.3

Households	1 mile	3 miles	5 miles
2010 Total Households	2,195	7,992	27,040
2020 Total Households	2,247	7,788	25,811
2025 Total Households	2,229	7,711	25,292
2030 Total Households	2,216	7,660	25,012
2010-2020 Annual Rate	0.23%	-0.26%	-0.46%
2020-2025 Annual Rate	-0.15%	-0.19%	-0.39%
2025-2030 Annual Rate	-0.12%	-0.13%	-0.22%
2025 Average Household Size	2.36	2.40	2.30
Wealth Index	68	62	45

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

Executive Summary | 1421 Forestdale Blvd, Birmingham, Alabama, 35214 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	14.7%	16.9%	19.1%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$71,752	\$61,380	\$44,982
2030 Median Household Income	\$82,126	\$71,347	\$51,404
2025-2030 Annual Rate	2.74%	3.06%	2.71%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$82,233	\$77,940	\$62,371
2030 Average Household Income	\$93,361	\$87,996	\$69,541

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$34,605	\$32,082	\$26,442
2030 Per Capita Income	\$39,656	\$36,481	\$29,690
2025-2030 Annual Rate	2.76%	2.60%	2.34%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.8	44.5	47.1

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	46.5	45.8	42.4

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	159	137	119
2010 Total Housing Units	2,416	9,106	32,369
2010 Owner Occupied Hus (%)	74.3%	74.9%	61.3%
2010 Renter Occupied Hus (%)	25.6%	25.1%	38.7%
2010 Vacant Housing Units (%)	9.2%	12.2%	16.5%
2020 Housing Units	2,386	8,643	30,674
2020 Owner Occupied HUs (%)	67.0%	68.1%	56.1%
2020 Renter Occupied HUs (%)	33.0%	31.9%	43.9%
Vacant Housing Units	6.2%	9.6%	16.1%
2025 Housing Units	2,383	8,603	30,306
Owner Occupied Housing Units	67.2%	68.4%	56.5%
Renter Occupied Housing Units	32.8%	31.6%	43.5%
Vacant Housing Units	6.5%	10.4%	16.5%
2030 Total Housing Units	2,383	8,614	30,325
2030 Owner Occupied Housing Units	1,494	5,259	14,232
2030 Renter Occupied Housing Units	722	2,401	10,780
2030 Vacant Housing Units	167	954	5,313

¹ Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri



Alex Benson

Alex@TheRetailCompanies.com
205.296.9641