MARKETING PACKAGE

FOR SUBLEASE

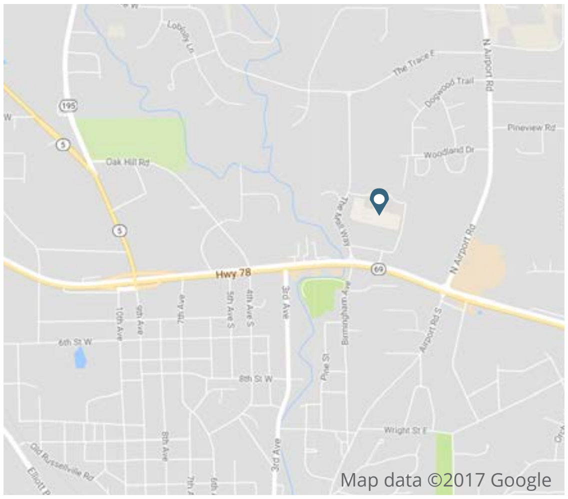
Former JCPenney Box Available

300 Highway 78 East | Jasper, AL

SRS Real Estate Partners

Overview

AVAILABLE	57,266 SF
RATE	$3.50/SF



Description

- Sublease opportunity in major retail area in Jasper, AL
- Tenant mix includes Belk, Bath & Body Works, AT&T and Hibbett Sports

Nearby Retailers

T.J.maxx HOBBY LOBBY Bath&BodyWorks

Demographics

	1 MILE	3 MILE	5 MILE
Population	3,399	13,748	20,561
Total # of Households	1,423	5,575	8,254
Avg HH Income	$61,225	$63,174	$60,890
Daytime Population	4,292	12,230	13,866

Year: 2017 | Source: Esri

Traffic Counts

Highway 78, Adjacent to Site	24,340 VPD
Airport Road, E of Site	10,170 VPD
I-22, S of Site	17,770 VPD

Year: 2015 | Source: ALDOT

Contact

MARTIN SMITH
205.776.6151 | martin.smith@srsre.com

RYAN JOHNSON
214.560.3285 | ryan.johnson@srsre.com

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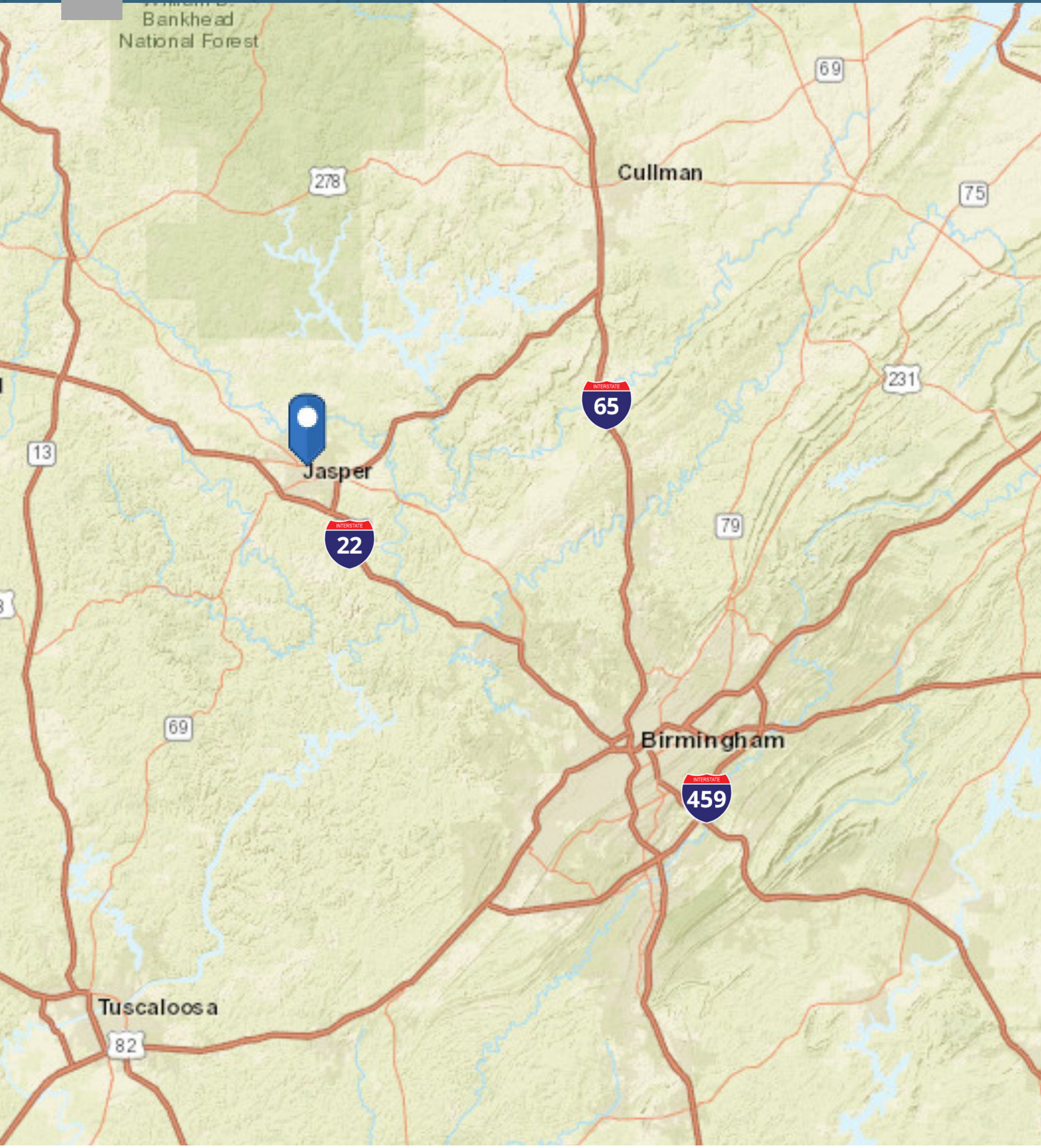

AERIAL

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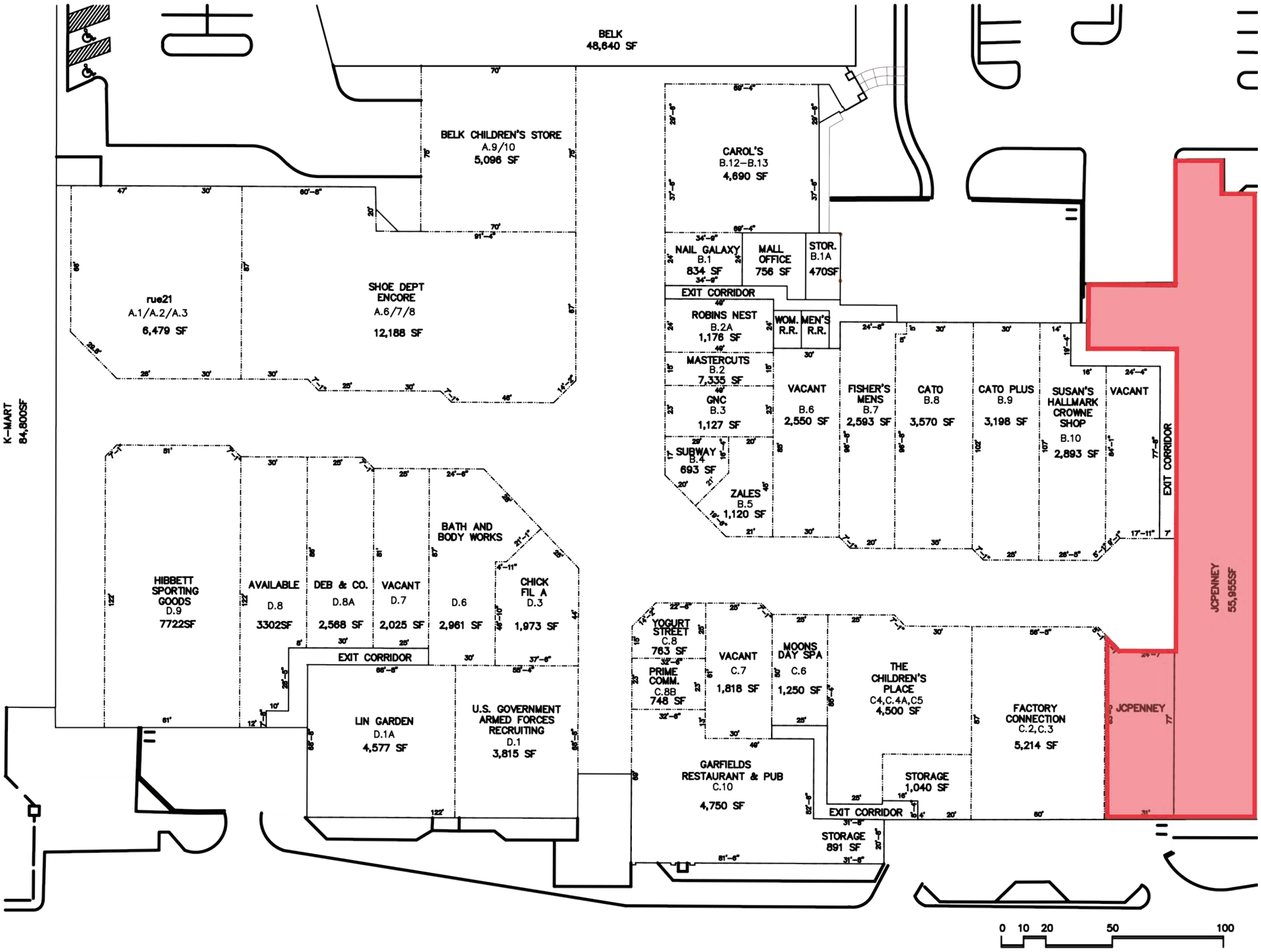

Executive Summary

300 Highway 78 East | Jasper, AL

SRS

	1 mile	3 miles	5 miles
Population			
2000 Population	3,069	13,904	20,603
2010 Population	3,394	14,033	20,922
2017 Population	3,399	13,748	20,561
2022 Population	3,350	13,464	20,144
2000-2010 Annual Rate	1.01%	0.09%	0.15%
2010-2017 Annual Rate	0.02%	-0.28%	-0.24%
2017-2022 Annual Rate	-0.29%	-0.42%	-0.41%
2017 Male Population	47.1%	47.8%	48.3%
2017 Female Population	52.9%	52.2%	51.7%
2017 Median Age	40.5	42.8	42.6

In the identified area, the current year population is 20,561. In 2010, the Census count in the area was 20,922. The rate of change since 2010 was -0.24% annually. The five-year projection for the population in the area is 20,144 representing a change of -0.41% annually from 2017 to 2022. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.2.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2017 White Alone	82.9%	79.0%	83.1%
2017 Black Alone	9.0%	14.1%	10.5%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	1.8%	1.4%	1.2%
2017 Pacific Islander Alone	0.1%	0.2%	0.2%
2017 Other Race	4.1%	3.3%	3.0%
2017 Two or More Races	1.8%	1.7%	1.6%
2017 Hispanic Origin (Any Race)	6.8%	5.6%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.9 in the identified area, compared to 64.0 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2000 Households	1,381	5,723	8,384
2010 Households	1,424	5,662	8,358
2017 Total Households	1,423	5,575	8,254
2022 Total Households	1,401	5,466	8,098
2000-2010 Annual Rate	0.31%	-0.11%	-0.03%
2010-2017 Annual Rate	-0.01%	-0.21%	-0.17%
2017-2022 Annual Rate	-0.31%	-0.39%	-0.38%
2017 Average Household Size	2.24	2.36	2.41

The household count in this area has changed from 8,358 in 2010 to 8,254 in the current year, a change of -0.17% annually. The five-year projection of households is 8,098, a change of -0.38% annually from the current year total. Average household size is currently 2.41, compared to 2.42 in the year 2010. The number of families in the current year is 5,504 in the specified area.

Executive Summary

300 Highway 78 East | Jasper, AL

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	$40,599	$43,244	$42,626
2022 Median Household Income	$45,520	$50,303	$49,308
2017-2022 Annual Rate	2.31%	3.07%	2.96%
Average Household Income			
2017 Average Household Income	$61,225	$63,174	$60,890
2022 Average Household Income	$71,442	$72,278	$69,793
2017-2022 Annual Rate	3.13%	2.73%	2.77%
Per Capita Income			
2017 Per Capita Income	$26,715	$26,437	$25,113
2022 Per Capita Income	$30,957	$30,178	$28,750
2017-2022 Annual Rate	2.99%	2.68%	2.74%

Households by Income

Current median household income is $42,626 in the area, compared to $56,124 for all U.S. households. Median household income is projected to be $49,308 in five years, compared to $62,316 for all U.S. households

Current average household income is $60,890 in this area, compared to $80,675 for all U.S. households. Average household income is projected to be $69,793 in five years, compared to $91,585 for all U.S. households

Current per capita income is $25,113 in the area, compared to the U.S. per capita income of $30,820. The per capita income is projected to be $28,750 in five years, compared to $34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,542	6,491	9,471
2000 Owner Occupied Housing Units	963	3,994	6,158
2000 Renter Occupied Housing Units	417	1,729	2,226
2000 Vacant Housing Units	162	768	1,087
2010 Total Housing Units	1,616	6,383	9,355
2010 Owner Occupied Housing Units	809	3,685	5,753
2010 Renter Occupied Housing Units	615	1,977	2,605
2010 Vacant Housing Units	192	721	997
2017 Total Housing Units	1,618	6,385	9,343
2017 Owner Occupied Housing Units	755	3,453	5,443
2017 Renter Occupied Housing Units	667	2,123	2,811
2017 Vacant Housing Units	195	810	1,089
2022 Total Housing Units	1,616	6,341	9,286
2022 Owner Occupied Housing Units	739	3,385	5,348
2022 Renter Occupied Housing Units	661	2,081	2,750
2022 Vacant Housing Units	215	875	1,188

Currently, 58.3% of the 9,343 housing units in the area are owner occupied; 30.1%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 9,355 housing units in the area - 61.5% owner occupied, 27.8% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is -0.06%. Median home value in the area is $132,044, compared to a median home value of $207,344 for the U.S. In five years, median value is projected to change by 3.45% annually to $156,444.

TREC

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)

SRS

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.