

# HISTORIC DOWNTOWN SNAPSHOT

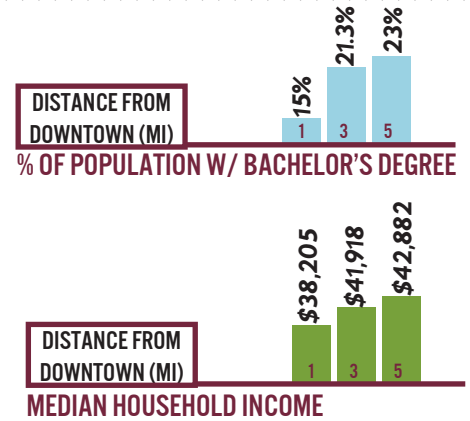
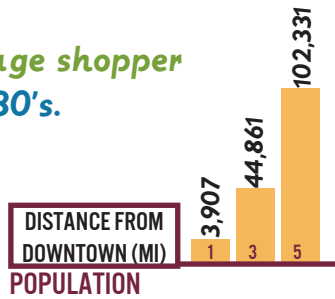
*Irondale's Comprehensive Plan envisions an improved and vibrant Historic Downtown District to live, work, and play.*

- Major Property Owners**
- City Of Irondale
  - Trice Ronnie
  - J&B Investments LLC
  - Irondale Methodist
  - Revelation Church Ministries

## 2015 Population Trends



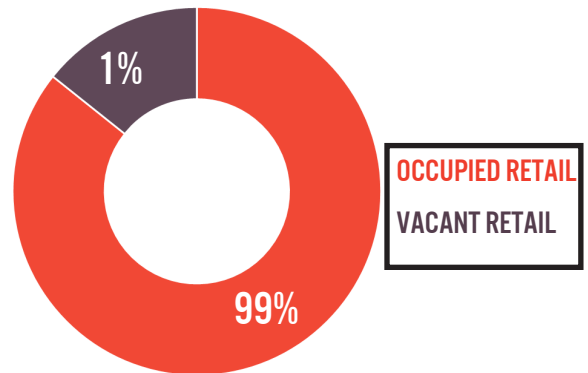
*The average shopper is in her 30's.*



## Diversity Of Land Uses

LAND USE	TOTAL # OF PARCELS	PROPERTY CONDITIONS			
		SOUND		DETERIORATED	
		OCCUPIED	UNOCCUPIED	OCCUPIED	UNOCCUPIED
Commerical (Retail & Office)	41	95%	1%	4%	0%
Light Industrial	7	14%	0%	86%	0%
Institutional	19	100%	0%	0%	0%
Single Family	104	95%	1%	4%	0%
Multi Family	4	75%	0%	25%	0%

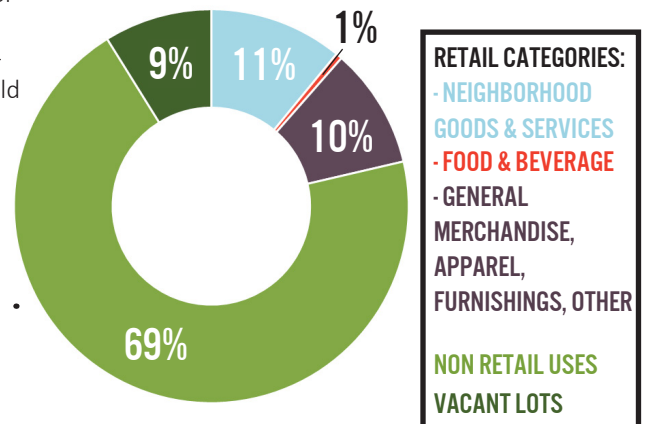
*23% of all the properties in the Historic Downtown are occupied by commercial uses.*



## Consumer Demand

A retail analysis indicated that there is a market demand for additional Food & Beverage establishments in Irondale, which supports the communities vision for additional restaurant opportunities. The analysis also revealed the markets for Neighborhood Goods and Services and General Merchandise Apparel, Furnishings and Other goods are saturated- any addition to these retail categories could potentially harm existing businesses.

**Additional DEMAND exists in Historic Downtown for restaurant opportunities.**












## Civic & Cultural Anchors

The Irondale Cafe, the Irondale Library, City Hall, & the Train Viewing Platform activate the downtown district.

Visit <http://www.irondaleonthemove.com/> for more information!

# Historic Downtown Parcel Analysis

-  Sound Unoccupied
-  Deteriorated Occupied
-  Deteriorated Unoccupied
-  Commercial
-  Light Industrial
-  Institutional
-  Single Family
-  Multi-Family
-  Vacant



# US 78/CRESTWOOD BLVD SNAPSHOT

*Irondale's Comprehensive Plan envisions an aesthetically improved and revitalized US 78/Crestwood Boulevard Corridor that attracts residents and visitors.*

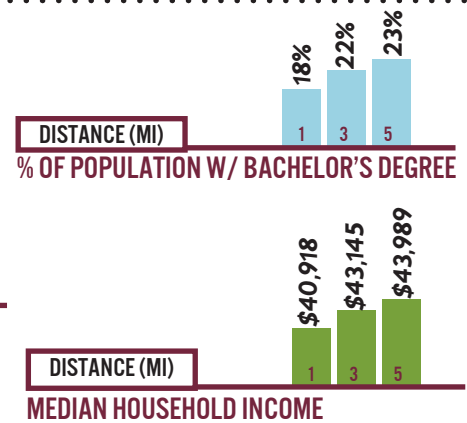
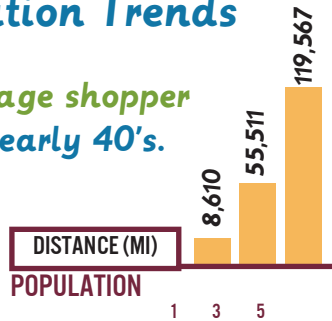
## Major Property Owners

- 5 Points Partner LLC
- PS Realty LLC
- Collateral Mortgage LTD
- Crestwood Partners LLC

## 2015 Population Trends



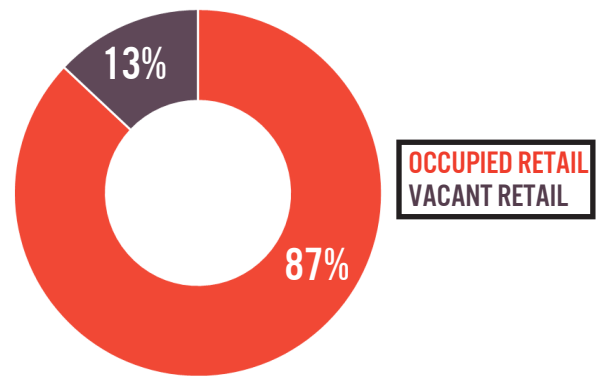
*The average shopper is in her early 40's.*



## Diversity Of Land Uses

LAND USE	PROPERTY CONDITIONS		
	TOTAL # OF PARCELS	SOUND	
		OCCUPIED	UNOCCUPIED
<b>Commerical (Retail &amp; Office)</b>	71	87%	13%
<b>Institutional</b>	1	100%	0%
<b>Single Family</b>	2	50%	50%
<b>Vacant Natural Lots</b>	6	-	100%

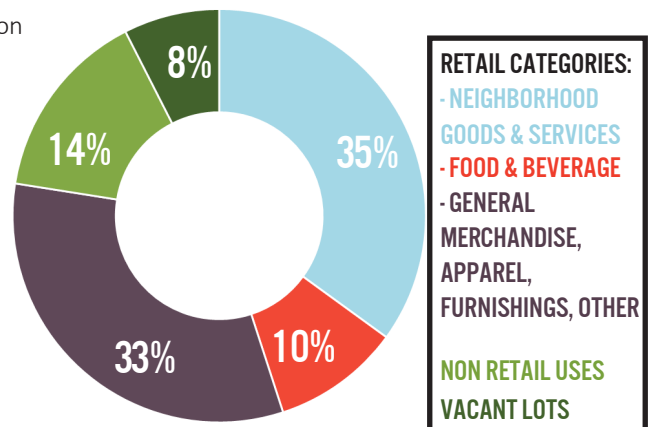
*87% of all properties along US 78 / Crestwood Blvd. are occupied by commercial uses.*



## Consumer Demand

A retail analysis indicated that there is a market demand for additional Food & Beverage establishments in Irondale, which supports the communities vision for additional restaurant opportunities. The analysis also revealed the market for General Merchandise Apparel, Furnishings and Other is saturated- any addition to this retail category could potentially harm existing businesses.

*Additional DEMAND exists in the US 78 / Crestwood BLVD Corridor for Neighborhood Goods & Services and restaurant opportunities.*



## Civic & Cultural Anchors

The United States Post Office, Imaging Business Machines (IBML), Trinity Medical Clinic, Golden Rule BBQ & Hamburger Heaven all activate the US 78 corridor.

Visit <http://www.irondaleonthemove.com/> for more information!

# US 78 / Crestwood BLVD Parcel Analysis

- Commercial
- Institution
- Single Family
- Vacant
- Vacant Natural
- Sound Unoccupied

