AVAILABLE FOR SALE OR LEASE

- Adjacent to Red Mountain Theatre Company new arts campus
- Less than 2 blocks from Children's Hospital / UAB Hospital
- One block from Railroad Park and Regions Field
- ±16,000 SF
- Excellent Redevelopment Opportunity
- Brick, beam and steel strcture
- On-site parking - 16 spaces
- Ceiling Heights: Range from 14'9" to 18'0"
- Interior dock
- Alley access
- Street parking

DEMOGRAPHICS:

POPULATION

1 mile	**9,876**
3 miles	**79,997**
5 miles	**172,292**

TRAFFIC COUNTS

±7,456 *vehicles/day on 3rd Ave S*

±1,032 *vehicles/day on 16th Street S*

DAYTIME BUSINESS POPULATION

1 mile	**118,057**
3 miles	**179,038**
5 miles	**238,891**

AVERAGE HH INCOME

1 mile	**$ 49,732**
3 miles	**$ 82,016**
5 miles	**$ 84,318**

HARBERT REALTY SERVICES

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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