



REDEVELOPMENT OPPORTUNITY

2201-2205 3rd Avenue North, Birmingham, AL 35203

Prime development opportunity located at busy downtown Birmingham intersection



ASKING RATE:

Call For Rates



SIZE:

10,000 SF



LOCATION:

Ideally located at the busy intersection of 3rd Ave and 22nd Street N



CURRENT OCCUPANCY:

Month-to-month retail tenants in place



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

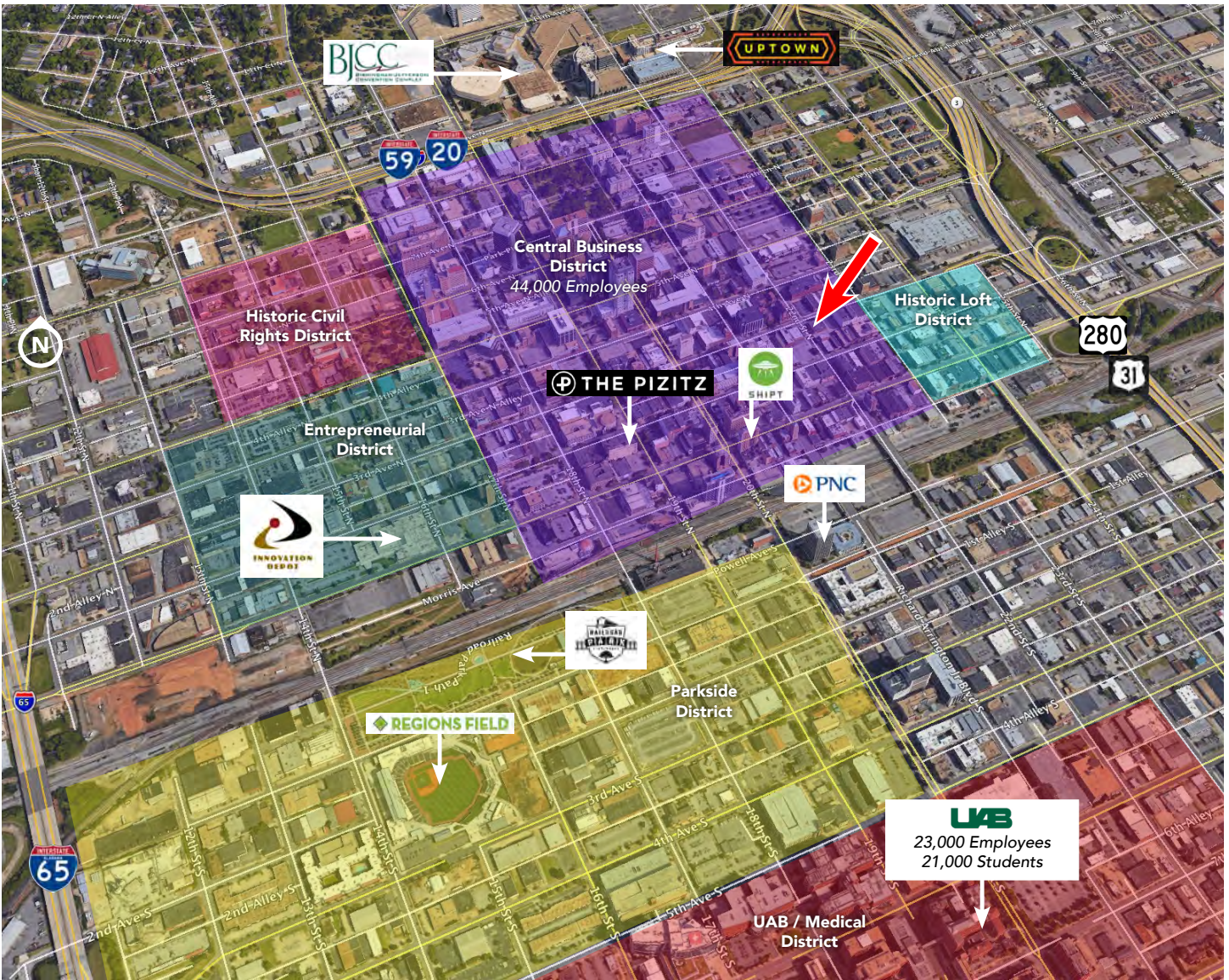
2 North 20th Street, #1700, Birmingham, AL 35203

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.

HISTORIC REDEVELOPMENT OPPORTUNITY

2201-2205 3rd Avenue North, Birmingham, AL 35203

Prime development opportunity located at busy downtown Birmingham intersection



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	6,888	69,522	163,205
DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	42,477	105,572	171,357
TRAFFIC COUNTS	3RD AVE N	19TH ST N	RED MTN EXPRESSWAY
Average Annual Daily Traffic	9,224	5,933	92,020



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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.