

SPACE FOR LEASE IN UPCOMING REDEVELOPMENT 2203-2209 3rd Avenue North, Birmingham, AL 35203

Retail/Salon/Office For Lease at busy downtown Birmingham intersection







ASKING RATE: Call For Rate



AVAILABLE SPACE: 416-3,623 SF Retail/Salon/Office

LOCATION:



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



REDEVELOPMENT:

Building to be renovated fully and delivery of spaces Fall 2023



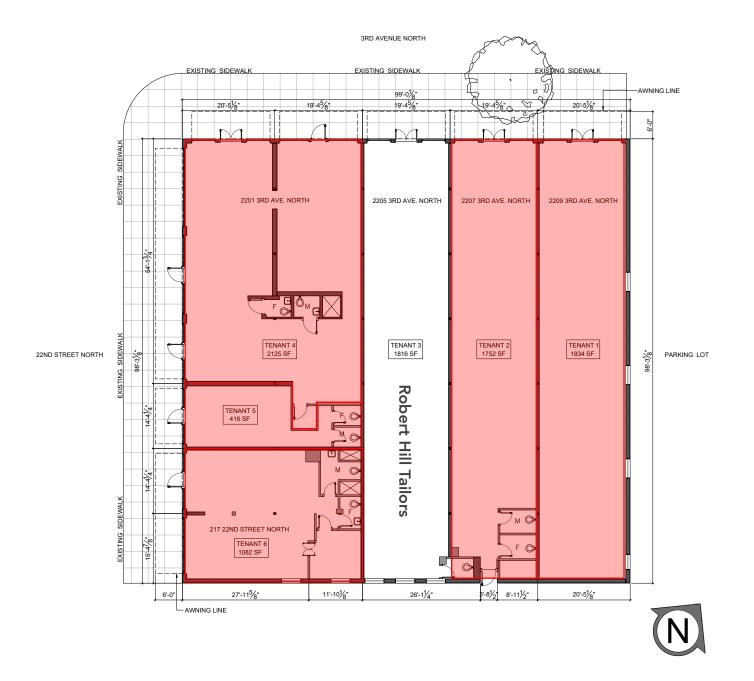
CASEY HOWARD choward@harbertrealty.com | 205.202.0814

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. SPACE FOR LEASE IN UPCOMING REDEVELOPMENT

2203-2209 3rd Avenue North, Birmingham, AL 35203

Retail/Salon/Office For Lease at busy downtown Birmingham intersection





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. SPACE FOR LEASE IN UPCOMING REDEVELOPMENT

2203-2209 3rd Avenue North, Birmingham, AL 35203

Retail/Salon/Office For Lease at busy downtown Birmingham intersection









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.

Retail/Salon/Office For Lease at busy downtown Birmingham intersection

LOCATED IN DOWNTOWN BIRMINGHAM'S MOST ACTIVE RETAIL DISTRICTS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.1M
Visitors	658.8K
Visit Frequency	3.18x
Avg Dwell Time	88 minutes
Traffic Counts	10,729 AADT on 3rd Ave N

9,649 AADT on 22nd St N

2.1M 20,300+ VISITS TRAFFIC COUNTS AT INTERSECTION

658.8K VISITORS

	Hooper City	Village Creek	Ecure Bi.	TRADE	AREA
TPRATE OTY	378	Norwood	Kingston 0	ak Ridge Park	Irondale
erman eights		Birr	ALC: NOT THE OWNER	Springd	ale
C ENSLEY & Owen	ton Graymont	5th Are S	Euc	id Estates	CHER
Lomb	Ave Elyton	N-1	Mountain I	Brook	Sally /
	3 6 1	Engli	sh Village	1. 14	R-/
eld			Mountain Brook Village	1. A.	
⁶ Trade Area		Homewood	NOT 20 10	Wellington Par	*
Heatmap		Lake Shore Estates	Walkins Glen	Cahaba Height	
High	P 580	Vestavia	Shady Br Estate		1
ka Low	Es ^r	timated Ho	me locatio		ors

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	6,809	68,664	160,455
BUSINESS	1 MILE	3 MILES	5 MILES

1,3,5 MILE DEMOGRAPHICS

POPULATION			
2023 Estimated Employees	43,144	99,861	156,567

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$61,881	\$96,231	\$106,544



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.