



## SPACE FOR LEASE IN UPCOMING REDEVELOPMENT

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

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



West Elevation



North Elevation



### ASKING RATE:

Call For Rate



### AVAILABLE SPACE:

416-10,000 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  
estimated March 2024



**HARBERT**  
REALTY SERVICES

**CASEY HOWARD**

choward@harbertrealty.com | 205.202.0814

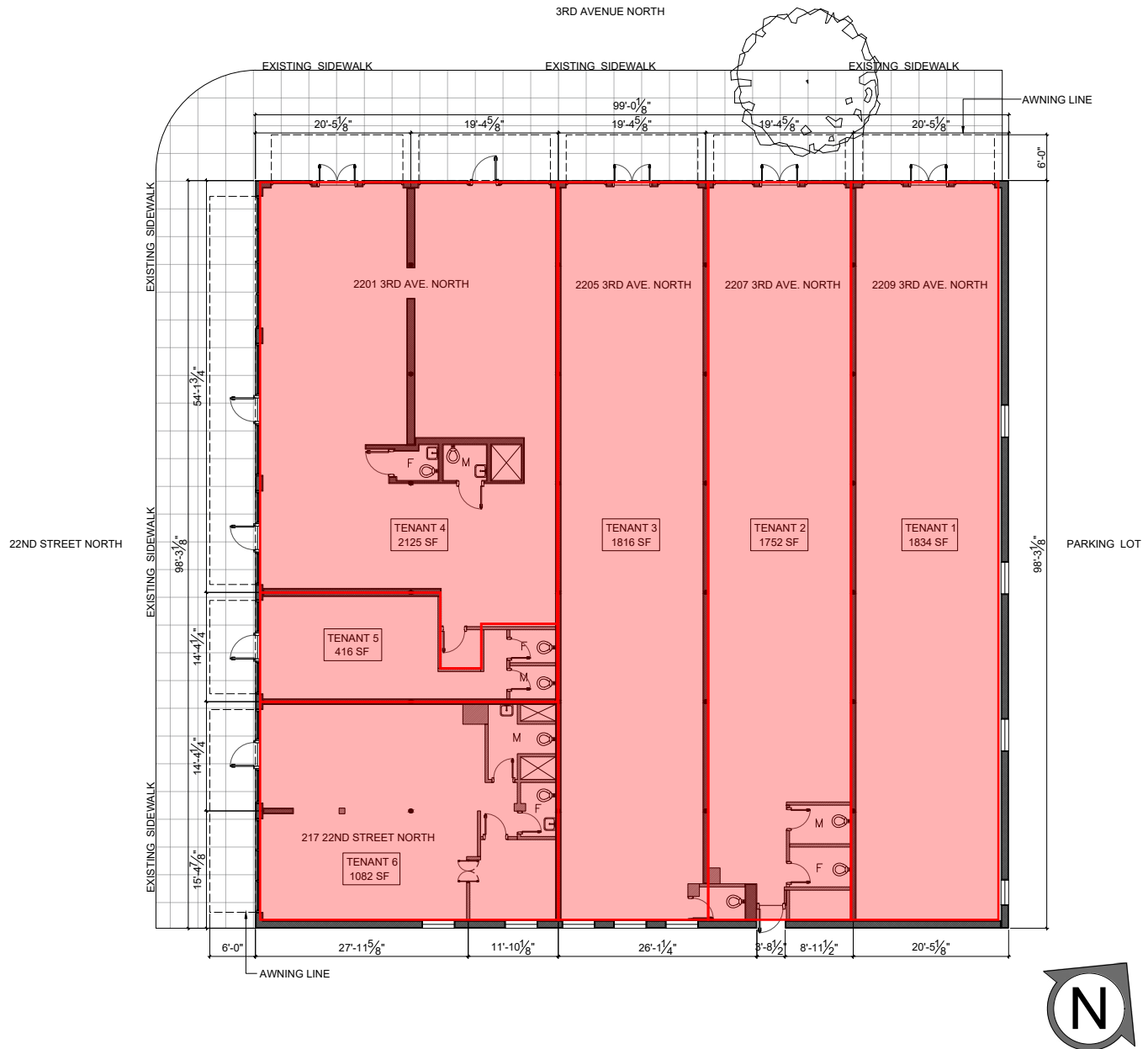
**For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)**  
2 North 20th Street, #1700, Birmingham, AL 35203

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.

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## LOCATED IN DOWNTOWN BIRMINGHAM'S MOST ACTIVE RETAIL DISTRICTS



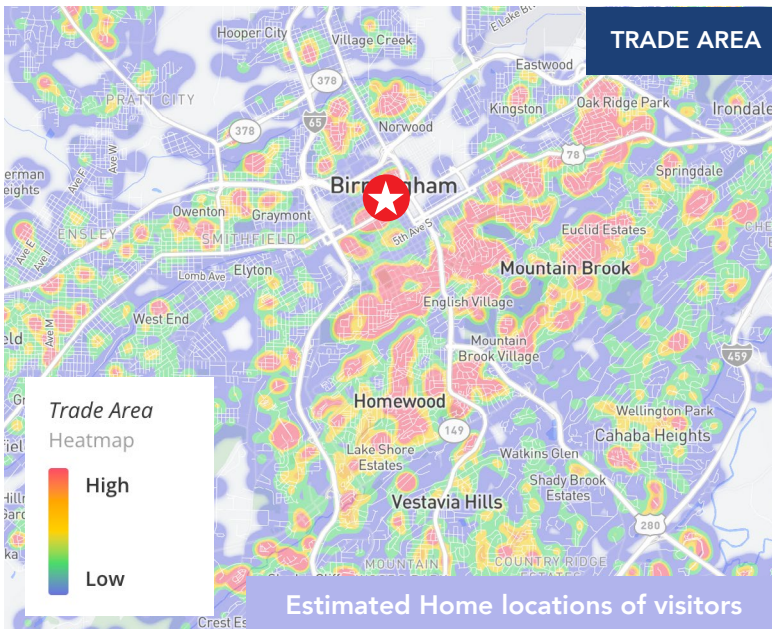
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

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  
VISITS

20,300+  
TRAFFIC COUNTS  
AT INTERSECTION

658.8K  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

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

BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
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



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