



STAND-ALONE OFFICE/MEDICAL/RETAIL FOR LEASE

2205 3rd Avenue South, Birmingham, AL 35233

Ideal location at prominent lighted intersection with 40-space parking lot



LEASE RATE:
\$23/SF NNN

SIZE:
7,125 SF Building
0.64 Acres Lot



- DETAILS:**
- Zoning: M1
 - Year Built: 1920
 - Year Renovated: 2011
 - Ideal location near UAB's campus, University Hospital, 20 Midtown Children's Hospital, Region's Field & Railroad Park
 - Prominent corner and building signage
 - Upstairs office space
 - Large hood vent & grease trap, and three phase power available.



PARKING:
40 surface parking spaces



HARBERT
RETAIL

CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

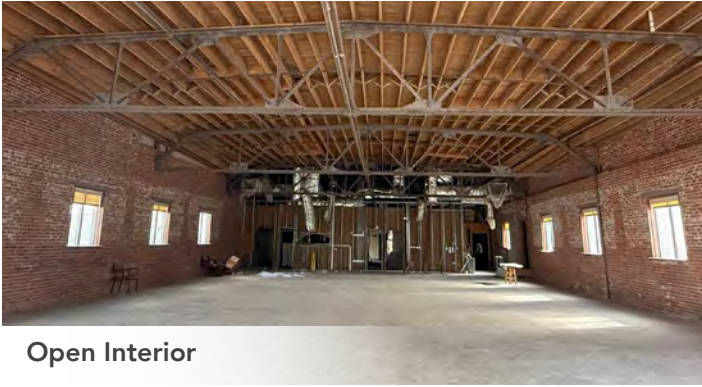
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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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Open Interior



3rd Ave S Frontage



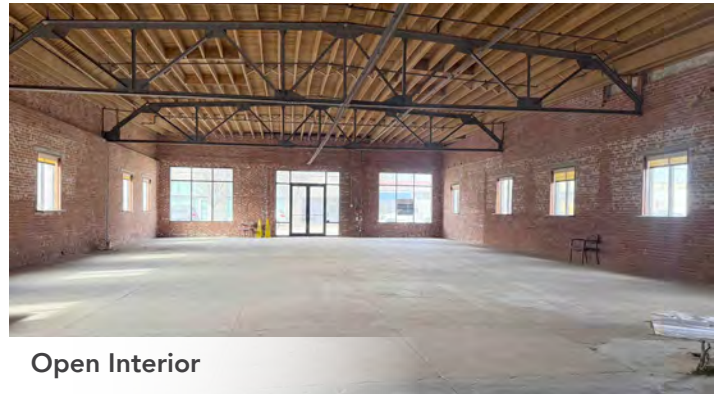
40 Space Parking Lot



Existing Range Hood



Side Entry



Open Interior



High-Traffic, Lighted Intersection



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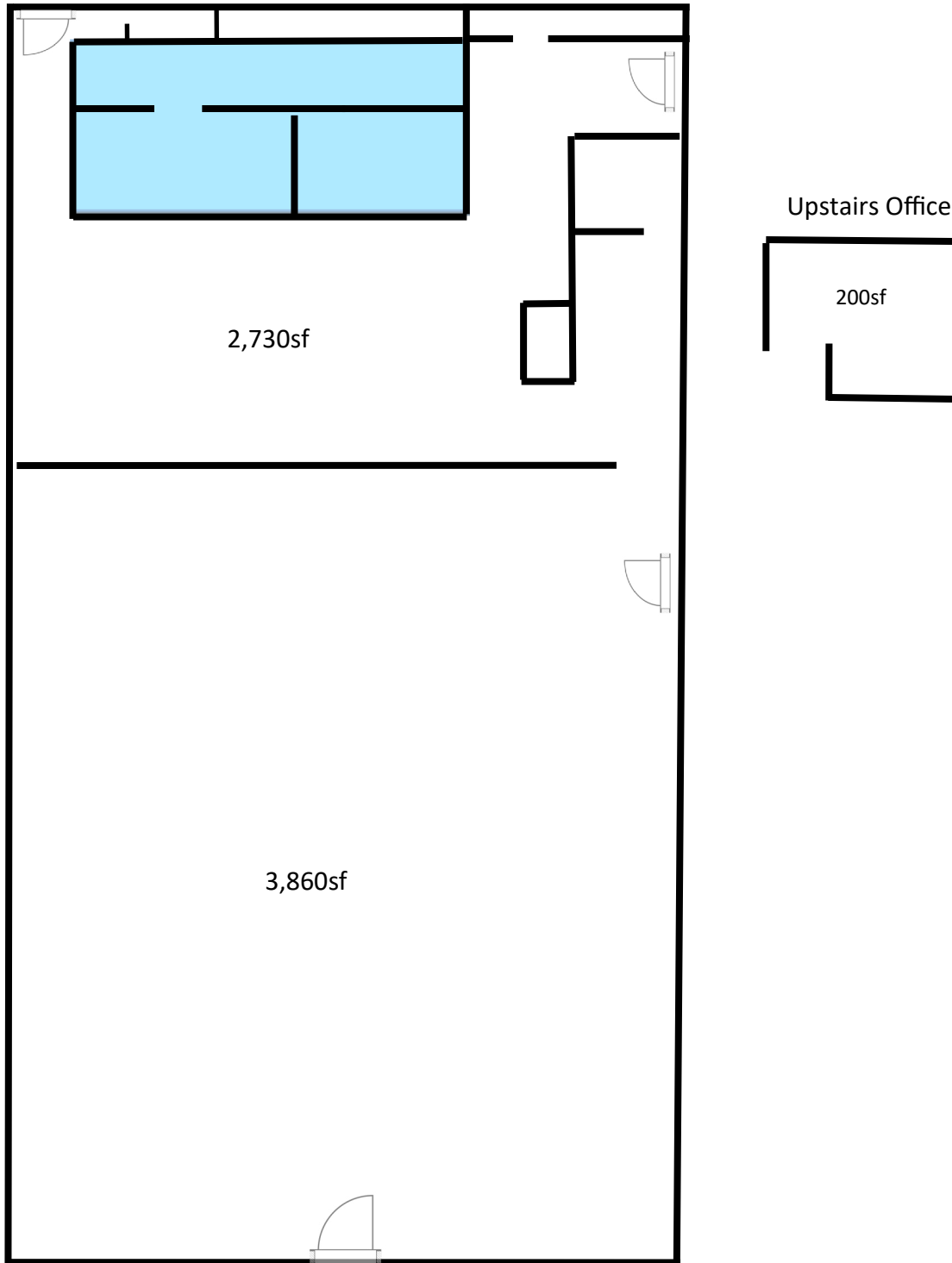
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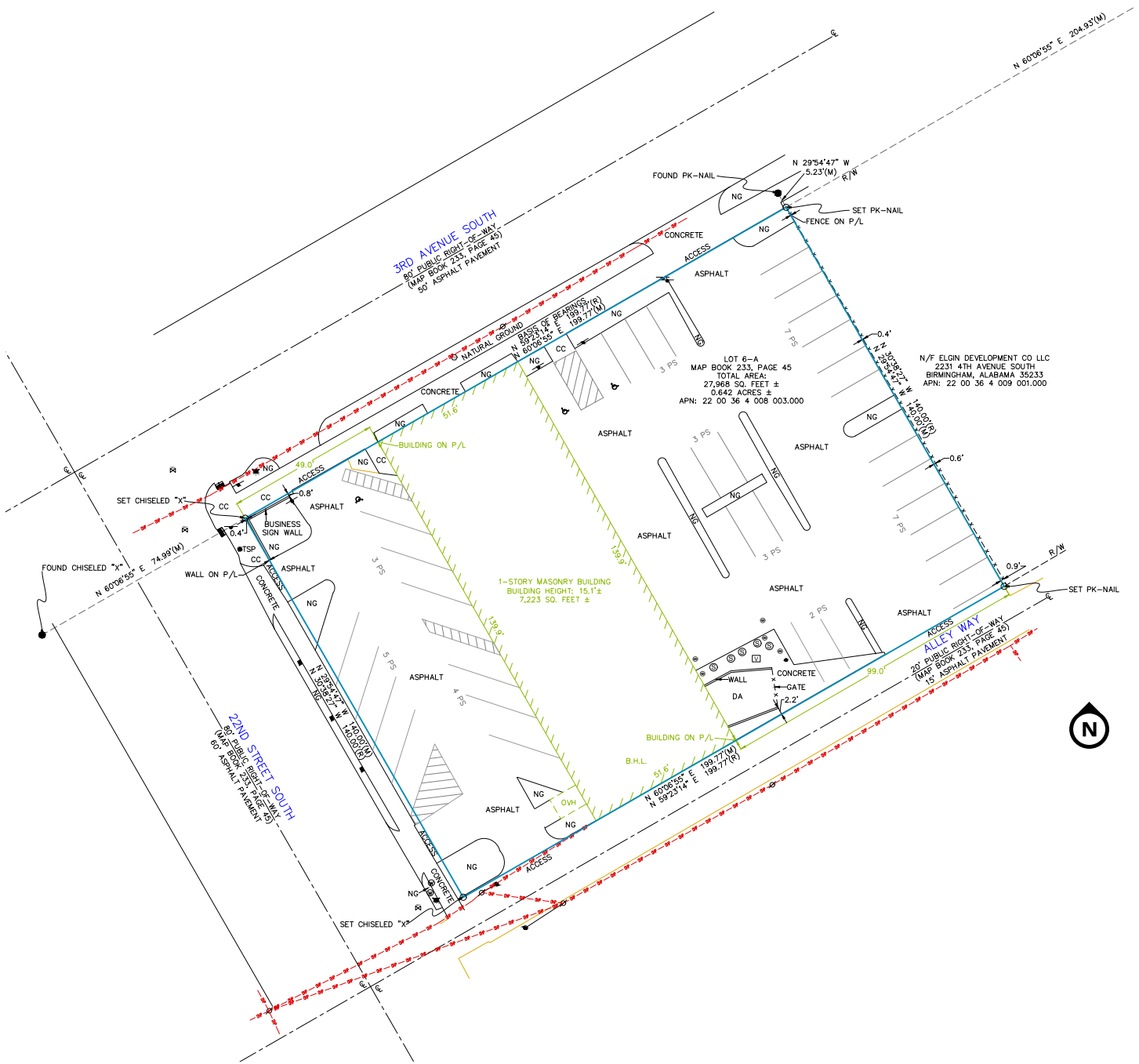
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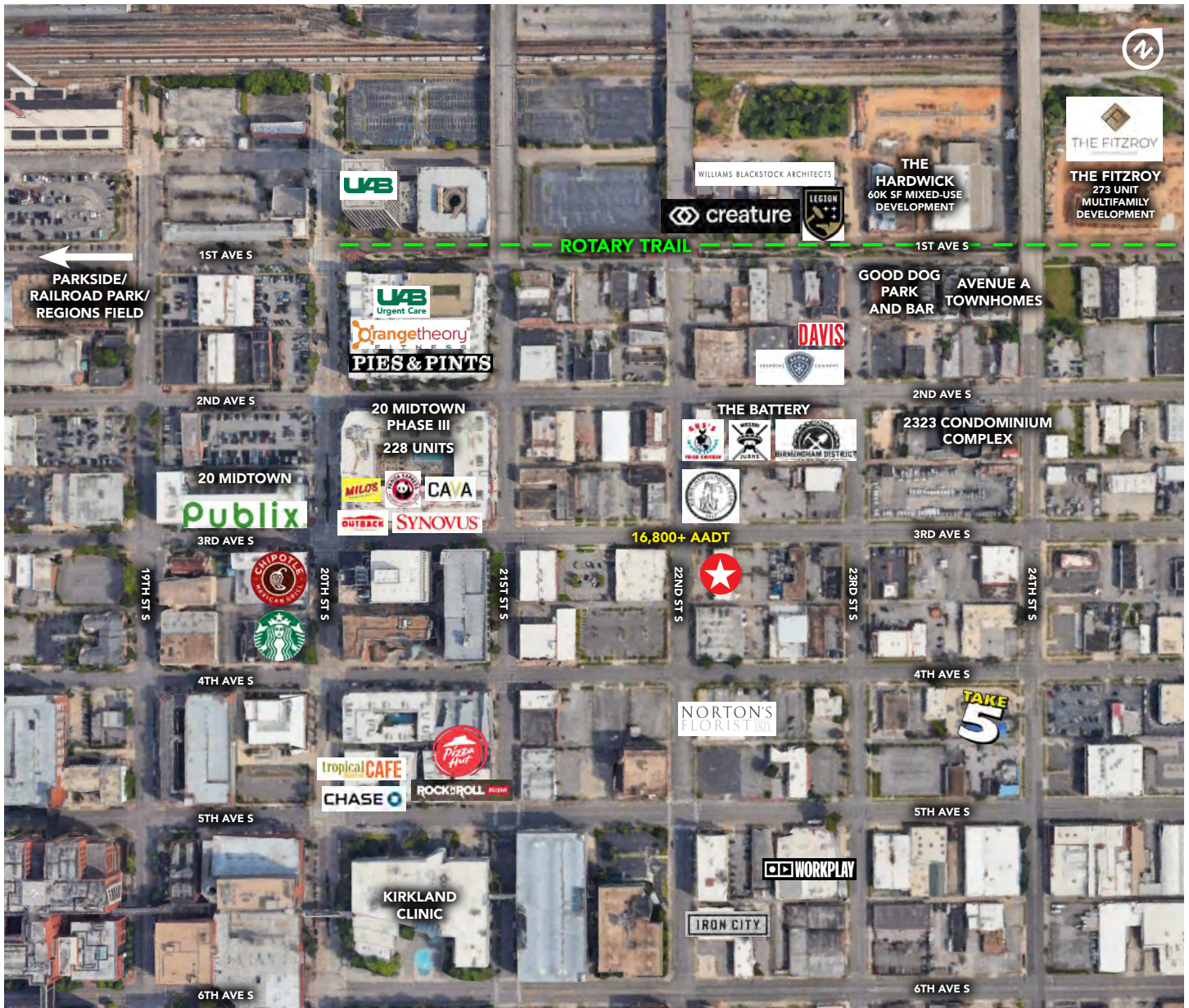
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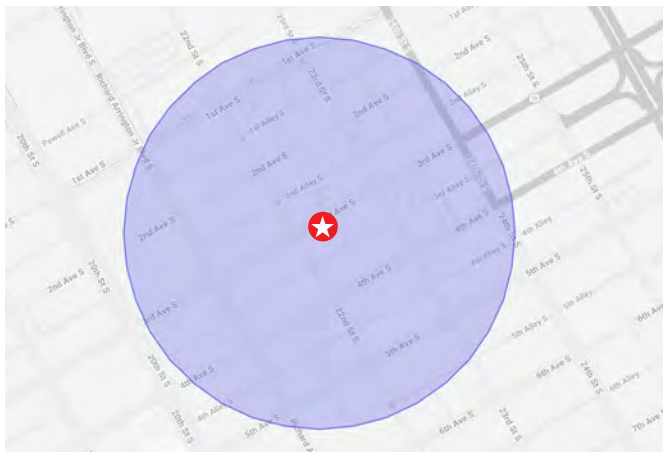
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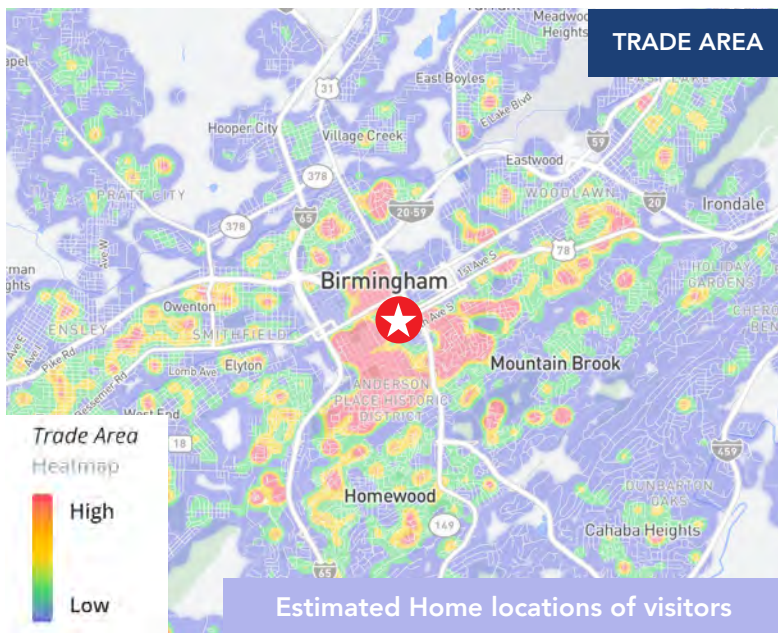
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	517K
Visit Frequency	2.71x
Avg Dwell Time	91 minutes
Traffic Counts	16,800+ AADT at Intersection
Walkscore.com	Very Walkable

1.M
VISITS

\$91K+
AVG HH INCOME
WITHIN 1 MILE

517K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	16,505	81,193	172,509

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	51,901	104,493	159,350

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$91,868	\$111,549	\$113,463



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