

AVAILABLE SEPARATELY OR AS A PORTFOLIO

1st Avenue North (22,309 AADT)

2121  
Building

2127  
Building

15-Space  
Parking Lot

16-Space  
Parking Lot

Morris Avenue

22nd Street North (8,411 AADT)



HARBERT  
RETAIL

## RARE OFFICE + PARKING LOT PORTFOLIO SALE

2121-2127 1st Avenue North, Birmingham, AL | Available Separately or as a Portfolio



# RARE OFFICE + PARKING LOT PORTFOLIO SALE

2121-2127 1st Avenue North, Birmingham, AL | Available Separately or as a Portfolio

EXECUTIVE SUMMARY

LOCATION AERIAL

MARKET OVERVIEW

ABOUT HARBERT

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6

12



**CASEY HOWARD**

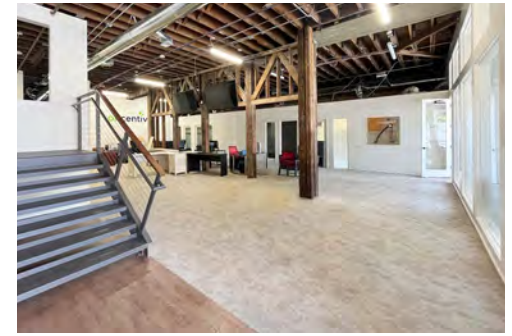
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2127 1st Avenue North, Birmingham, AL 35203

- **Size:** 10,000 SF + additional **gated parking lot** on Morris Avenue with 16 spaces
- **Sale Price:** \$2.75M (\$275/SF)
- **Lease Rate:** \$24/SF NNN
- **Perfect for End User/Owner Occupier**
- **Building is vacant**
- **Built in 1924; Renovated 2017-2018**
- **Zoning:** B4
- Centrally located on 1st Ave N with easy highway/interstate access
- **Walk Score: 93** - Walker's Paradise – Walking distance to all of the downtown core and nearby retail/restaurants

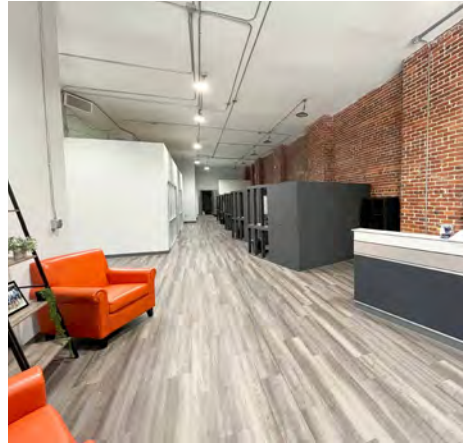




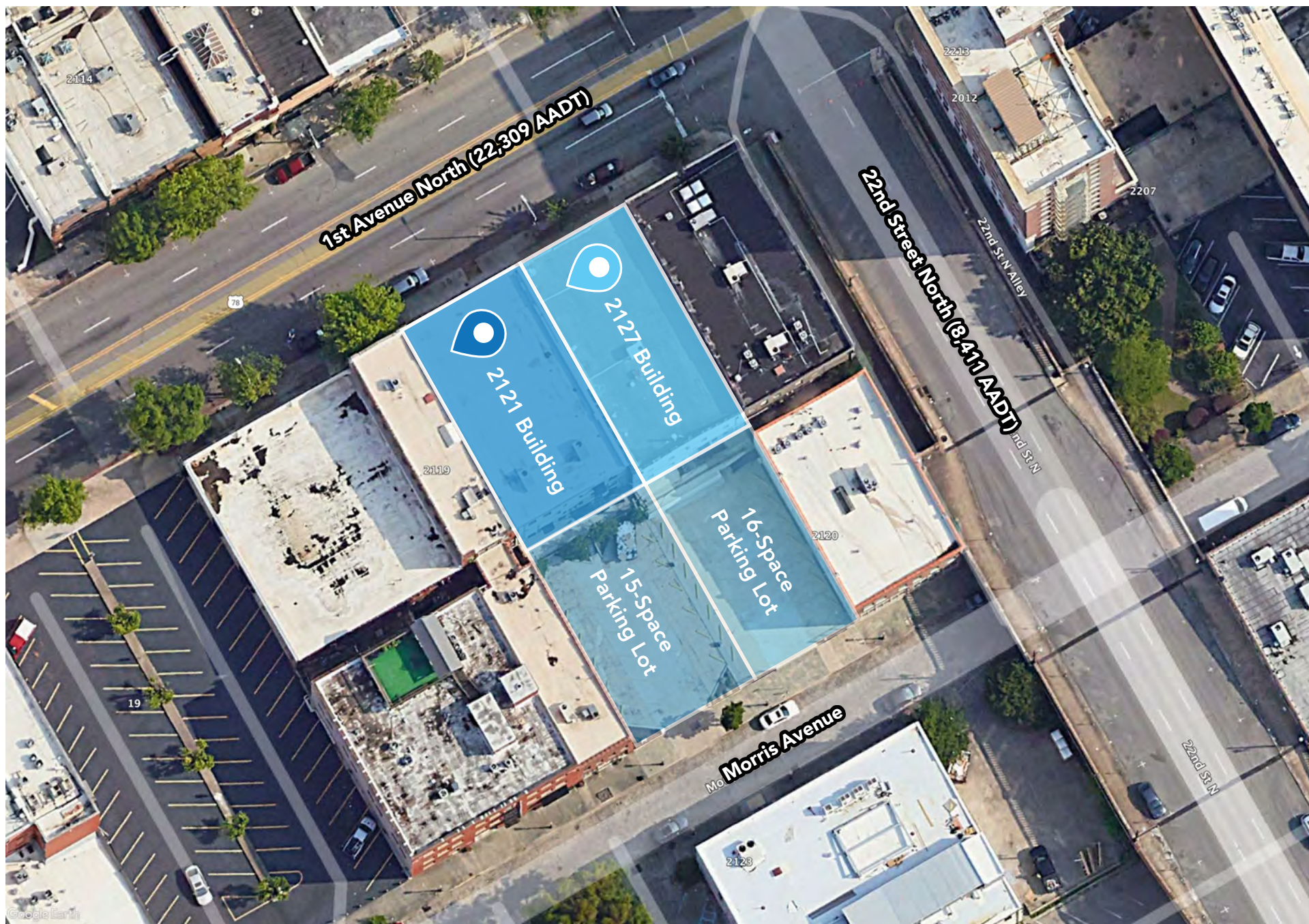


2121 1st Avenue North, Birmingham, AL 35203

- **Size:** 13,100 SF + additional gated parking lot on Morris Avenue with 15 spaces
- **Sale Price:** \$3M (\$229/SF)
- **Zoning:** B4
- Centrally located on 1st Ave N with easy highway/interstate access
- **Walk Score: 93** - Walker's Paradise – Walking distance to all of the downtown core and nearby retail/restaurants
- **Perfect for End User/Owner Occupier** that can occupy part of the building (or entire building at a later date)
- **Building is 65% Vacant**
- Short term leases in place that provide flexibility for **Owner to occupy up to 8,590 SF immediately and cash flow the balance of the building**







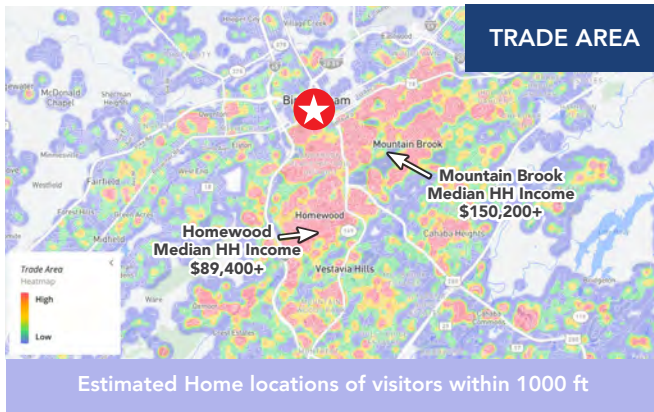




## HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The property is also boasts easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.

- |                                  |                           |  |   |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now                      | 9. Neon Moon              | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank                           |
| 2. Armour House                  | 10. Frothy Monkey         | 19. Wine Loft                            | 28. Brown-Marx Redevelopment            |
| 3. Intermark                     | 11. Bocca Ristorante      | 20. Adios                                | 29. Helen                               |
| 4. Bridgeworth Wealth Management | 12. Le Fresca             | 21. The Margaret                         | 30. The Florentine                      |
| 5. Johnston Lofts                | 13. Bamboo on 2nd         | 22. Magic City Dentistry                 | 31. Paramount                           |
| 6. Mercantile on Morris          | 14. Pizza Grace           | 23. John Hand Club / Landing HQ          | 32. Bistro 218                          |
| 7. Queen's Park                  | 15. El Barrio             | 24. Elyton Hotel                         | 33. The Hardwick                        |
| 8. Paper Doll                    | 16. Market Lofts on Third | 25. Cayo Coco                            | 34. Birmingham Animal Hospital + Resort |
|                                  | 17. Bham Now              | 26. The Essential                        | 35. The Tracks                          |



### 12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.5M
Visitors	487.9K
Visit Frequency	3.0x
Avg Dwell Time	147 minutes
Traffic Counts	30,720 AADT at Intersection of 1st Ave N & 22nd St

### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
45,255	99,593	156,322

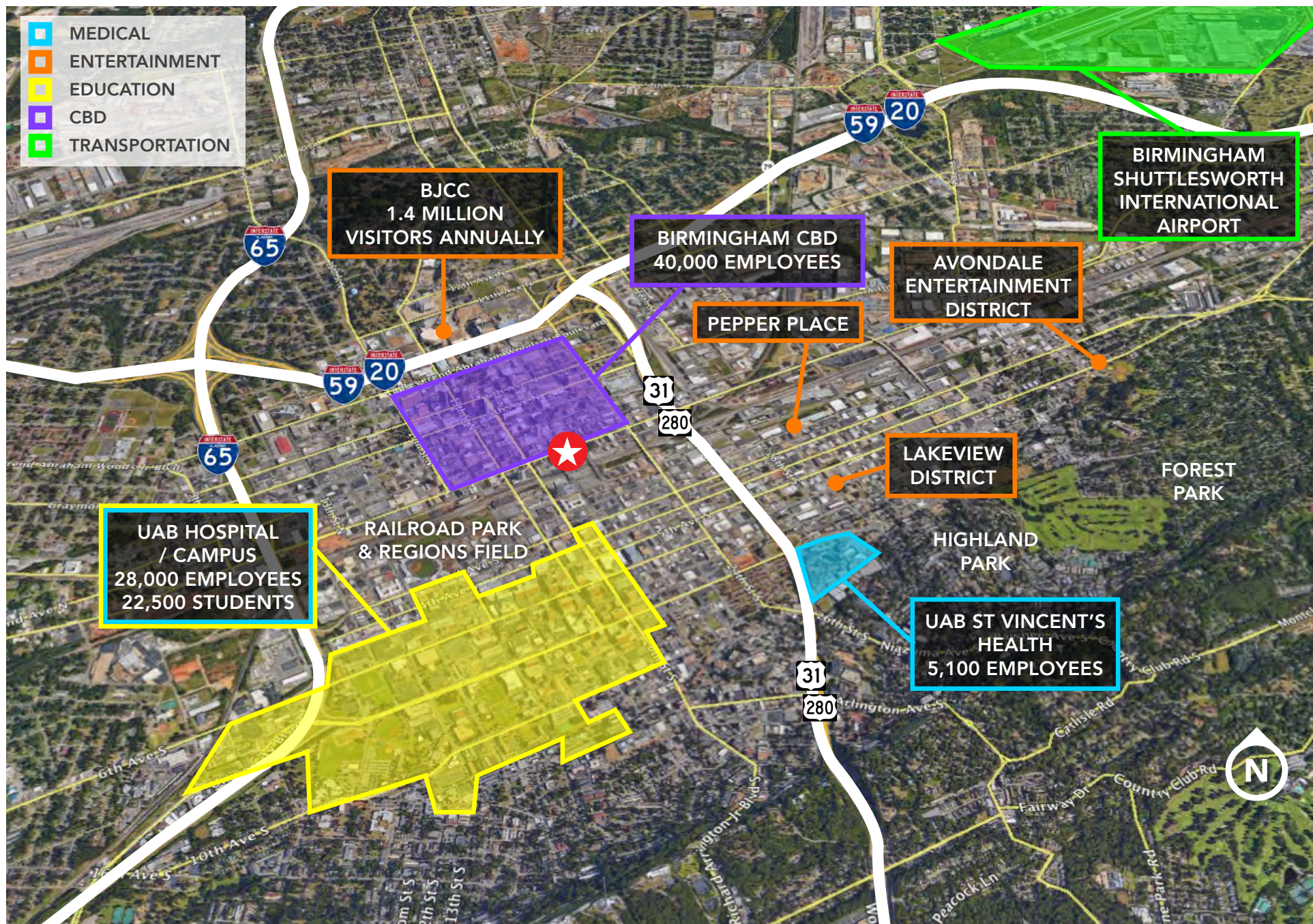
### WALKABILITY SCORE

93/100 - Walker's Paradise

### TRAFFIC COUNTS

1st Avenue North: ±22,309 AADT  
22nd Street North: ±8,411 AADT







## WHY CHOOSE BIRMINGHAM MSA?

Birmingham is the largest city in Alabama and one of the top 50 metros in the US with an MSA population of 1,120,755. One of the largest financial centers in the Southeast, the city is home to major banking institutions including PNC Bank and Regions Financial. A regional hub for healthcare, there are 21 hospitals in the region that employ over 63,000 residents. A blend of both medical and education disciplines, the University of Alabama at Birmingham boasts an enrollment of 21,000 students and an employee count of over 28,000, making it a major demand driver in the city. A new report shows the **University of Alabama at Birmingham's annual economic impact in Alabama of \$12.1B in 2022**. In 2022, approximately 1,500 new jobs were added and more than \$183M in capital investments were invested in Birmingham. An affordable tax climate, low cost of living, and charming overall appeal are trademarks of the metro. Expanding capital investment represents confidence in the Birmingham business climate and continued economic growth.

### ACCESS TO BIRMINGHAM'S TOP EMPLOYERS

EMPLOYER	JOBS
University of Alabama at Birmingham	28,000
Regions Financial Corp.	9,000
St. Vincent's Health System	5,100
Children's of Alabama	5,000
AT&T	4,517
Honda Manufacturing of Alabama	4,500
Baptist Health System, Inc.	4,459
Alabama Power Co.	3,982
Mercedes-Benz U.S. International, Inc.	3,500
Blue Cross-Blue Shield of Alabama	3,100
Alabama Power Company	3,092
PNC Bank	2,285
Grandview Medical Center	2,172
U.S. Postal Service	2,000

### 5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

ALABAMA HAS  
**#1 BUSINESS CLIMATE**  
 IN THE NATION  
ACCORDING TO BUSINESS FACILITIES

**20,000**  
 PROSPECTIVE EMPLOYEES GRADUATE  
 ANNUALLY FROM THE BIRMINGHAM  
 REGION'S 26 COLLEGES/UNIVERSITIES

**\$2.5 BILLION**  
 INVESTED IN DOWNTOWN  
 REVITALIZATION SINCE 2010

BIRMINGHAM-SHUTTLESWORTH  
 INTERNATIONAL AIRPORT OFFERS  
**100+ FLIGHTS**  
 TO 21 AIRPORTS AND 18 CITIES

ALABAMA IS HOME TO THE  
**LOWEST**  
 PROPERTY TAXES IN THE NATION

COST OF LIVING IS  
**91%**  
 OF THE NATIONAL AVERAGE,  
 ONE OF THE LOWEST AMONG  
 SOUTHEAST METROS



## LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The Birmingham region has the **third lowest cost of living of any major metropolitan city in the Southeast**. Cost of living staples like housing, utilities, groceries and our unique Southern amenities are well within reach of your next paycheck. We're more than just affordable, we're the best value out there.



## VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing ground-breaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment**.

**91%**

OF NATIONAL AVG FOR  
COST OF LIVING

**19,400**

NEW JOBS  
SINCE 2011

**\$3.9B**

CAPITAL INVESTMENTS  
SINCE 2011



## HEALTHCARE EPICENTER

Anchored by UAB, the healthcare industry in the **Birmingham metro drives the area economy and employs over 59,000 people**. Birmingham currently has the highest concentration of health care and technical jobs in any of the top 50 MSAs in the country. From groundbreaking research at the University of Alabama at Birmingham (UAB) and Southern Research to the Lakeshore Foundation's commitment to developing novel approaches and technologies for people with chronic health conditions and physical disabilities, there's no doubt that Birmingham's commitment to health care is strong. Health Care in Birmingham includes the largest health care cluster in Alabama. Birmingham houses a world class research base, highly skilled workforce and strengths in emerging fields including gene editing and gamma delta t cell immunotherapy.



### Grandview Medical Center:

\$280M, 372 bed facility  
completed in the of fall 2015



### UAB St. Vincent's:

5,100 employees / 409 beds /  
\$266M in community benefit  
and care of persons living in  
poverty in 2016



Children's  
of Alabama®

### Children's of Alabama:

5,000 Employees / \$400M –  
760K SF facility / 3rd largest  
pediatric facility in the country

**BAPTIST** | **Brookwood**  
**HEALTH** | **Hospital**

### Baptist Health Systems:

Largest healthcare network in  
AL / 77 outpatient offices / 1,300  
doctors / 5,000 employees

# 1600+

ACTIVE CLINICAL  
RESEARCH TRIALS

# 75+

HEALTH CARE  
COMPANIES

# 59,000

HEALTH CARE  
WORKERS EMPLOYED  
IN BIRMINGHAM



## UAB - ECONOMIC DRIVER

The **University of Alabama at Birmingham (UAB)** is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and generated \$206.2 million in state and local taxes.

**UAB** THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

## ECONOMIC IMPACT FY2022

### STATE OF ALABAMA



**\$12.1 billion**  
generated in economic impact



**107,687 jobs**  
supported and sustained



**\$371.5 million**  
generated in state and local taxes

### UAB ACADEMIC



**\$5.5 billion**  
generated in economic impact



**49,045 jobs**  
supported and sustained



**\$158.8 million**  
generated in state and local taxes

### UAB HEALTH SYSTEM



**\$6.4 billion**  
generated in economic impact



**57,128 jobs**  
supported and sustained



**\$206.2 million**  
generated in state and local taxes

### SOUTHERN RESEARCH



**\$221.8 million**  
generated in economic impact



**1,514 jobs**  
supported and sustained



**\$6.5 million**  
generated in state and local taxes

### CHARITABLE GIVING AND VOLUNTEERISM



**\$115.4 million**  
in donated time and charitable giving by staff, faculty, and learners

The **\$115.4 million** impact includes:



**\$33.7 million** donated to local charitable organizations



**\$81.7 million** in value of volunteer time

Note: These benefits are in addition to the \$12.1 billion annual impact that the UAB generates for the state.

**\$12.1B**

ECONOMIC IMPACT  
IN ALABAMA

**21,000**

STUDENTS  
ENROLLED IN 2024

**28,000**

DIRECT EMPLOYEES  
1/20 JOBS IN AL  
SUPPORTED





## CASEY HOWARD

Executive Vice President, Retail

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### EDUCATION

Business Management and  
Marketing Degrees from  
Cedarville University

MBA from Georgia Southern  
University

Casey Howard joined Harbert in 2016 and focuses on leading the leasing and investment team efforts. She is also the Managing Broker for the Georgia market and has played a leading role in expanding Harbert's footprint and revenues in the State of Georgia. She specializes in retail and mixed-use investment and leasing solutions for her clients, in particular, 1031 Exchange transaction clients, throughout the Southeast. Casey has over 16 years of experience in the real estate world, and was fortunate to have the opportunity to see commercial real estate through multiple lenses as a result of holding positions in property management, operations, marketing, development and brokerage.

Casey is an active Birmingham CREW board member, Women's Fund of Birmingham committee member, volunteer with Habitat for Humanity and Lighthouse Ministries, holds a PMP® designation from the Project Management Institute, and earned a double-major in Business Management and Marketing from Cedarville University as well as an MBA from Georgia Southern University. She is a licensed Broker in the State of Georgia and Alabama. She enjoys spending time with her husband, Robert, and 3 children: Eva, Preston and Ella.

### HARBERT RETAIL

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





### PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



### LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



### DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



### INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



### RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



### MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.

### 42+ YEARS OF SERVICE

*as one of the leading full service commercial real estate firms in the Southeast*

### OVER \$1.1 BILLION

*in transaction volume over the last 5 years*

### LEASE & MANAGE ±5.1 MILLION SF

*of commercial office, retail industrial, multifamily and medical space*

### DIVERSIFIED COMPANY

*Office, Retail, Multifamily, Industrial and Medical*



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