

# **GROUND LEASE OR BUILD-TO-SUIT**

2707 18th St S, Birmingham, AL 35209

Little Donkey Edgar's Bakery Trak Shak Shoefly City Hall Momma Goldberg's Hilton Kale Me Crazy O'Henry's Coffee Oak Hill Bar & Grill Ashley Mac's Wild Things Flower WAY Cookie Fix Bob's Bikes The Pink Tulip Wrapsody Homewood Toy & Hobby Soca Clothing Savages Baker Homewood Roly Poly Sporting Goods Effies Penzey's Spices Santos Coffee Three Sheets Argent Antiques he Whole Dog Market Johnny's Alabama Goods Seibel's Cottage oho Nails & Spa At Home Furnishing Salem's Diner O'Carr's

Ideally located redevelopment opportunity in the heart of Downtown Homewood



#### **ASKING RATE:**

Call For Pricing



## **AVAILABILITY:**

Building: ±2,077 SF Land: ±0.1543 AC



### LOCATION:

Ideally located along 18th St S in the Heart of Downtown Homewood



#### **PARKING:**

Surface spaces for patrons and employees



#### **NEARBY BUSINESSES:**

Little Donkey, Rodney Scott's BBQ, Edgar's Bakery, Red Mountain Expresso and more!



## HARBERT

----RETAIL

#### **CASEY HOWARD**

choward@harbertrealty.com | 205.202.0814

#### LACEY SCOTT

lscott@harbertrealty.com | 205401.1130

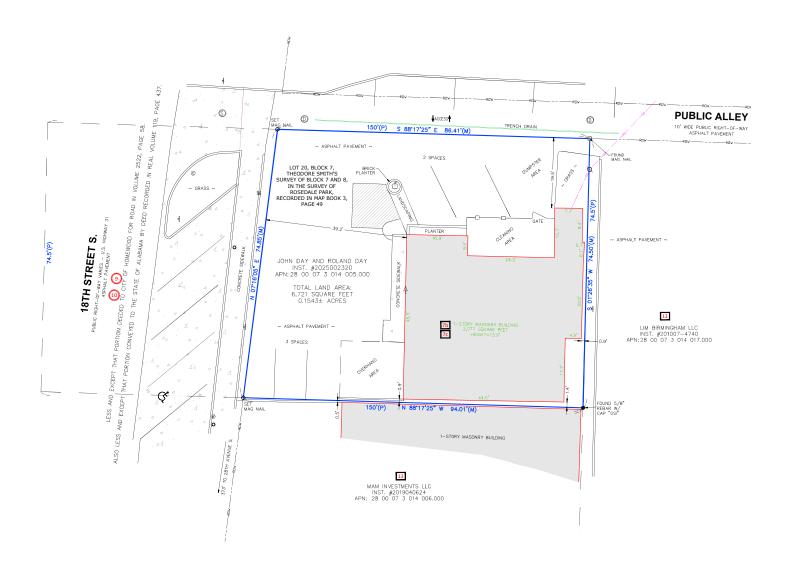
For More Information: HarbertRealty.com 2 North 20th Street, #1700, Birmingham, AL 35203

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.

# **GROUND LEASE OR BUILD-TO-SUIT**

2707 18th St S, Birmingham, AL 35209

Ideally located redevelopment opportunity in the heart of Downtown Homewood





CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

**LACEY SCOTT** 

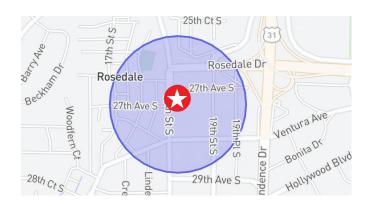
lscott@harbertrealty.com | 205401.1130

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.

2707 18th St S, Birmingham, AL 35209

## LOCATED IN DOWNTOWN HOMEWOOD RETAIL CORE



| 12 MONTH FOOT TRAFFIC DEMO | GRAPHICS WITHIN 750 FT |
|----------------------------|------------------------|
| Visits                     | 3.1M                   |
| Visitors                   | 664.9K                 |
| Visit Frequency            | 4.69x                  |
| Avg Dwell Time             | 74 minutes             |

3.1M VISITS

# \$168K+ AVG HH INCOME WITHIN 1 MILE

664.9K VISITORS



## 1,3,5 MILE DEMOGRAPHICS

| POPULATION                | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2025 Estimated Population | 10,604 | 82,698  | 182,212 |

| HOUSEHOLDS                   | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| 2025 Estimated<br>Households | 4,569  | 37,232  | 79,045  |

| INCOME   | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-----------|-----------|-----------|
| 2025 Estimated<br>Average<br>Household<br>Income | \$168,735 | \$146,229 | \$134,635 |



**CASEY HOWARD** 

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205401.1130

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.