



FOUNDERS STATION: RETAIL FOR LEASE

2015 1st Avenue North, Birmingham, AL 35203

Ideally Located Retail Available in
Mixed-Use Historic Redevelopment



ASKING RATE:

Call For Pricing



AVAILABLE SPACES:

± 670 – 1,340 SF



DETAILS:

- Mixed-use development on Birmingham's most iconic street
- Frontage on both First Avenue North and Morris Ave plus a pedestrian plaza connecting Morris and First Avenues with ground-floor commercial space
- 24 residential condos above retail



LOCATION:

- Located within walking distance of numerous popular Birmingham destinations in high growth 1st Ave North corridor
- Combined traffic counts at the intersection of 1st Ave N & 20th St N: 30,815 AADT



HARBERT
RETAIL

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2 North 20th Street, #1700, Birmingham, AL 35203

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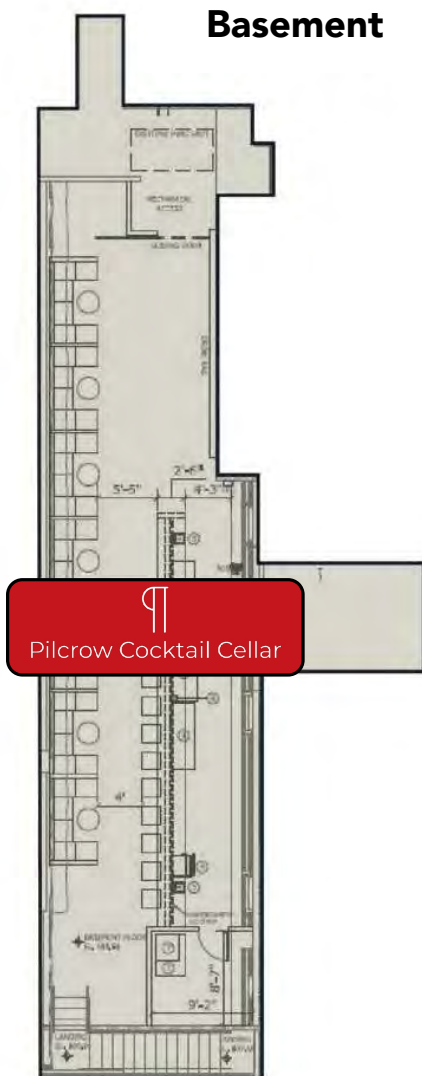
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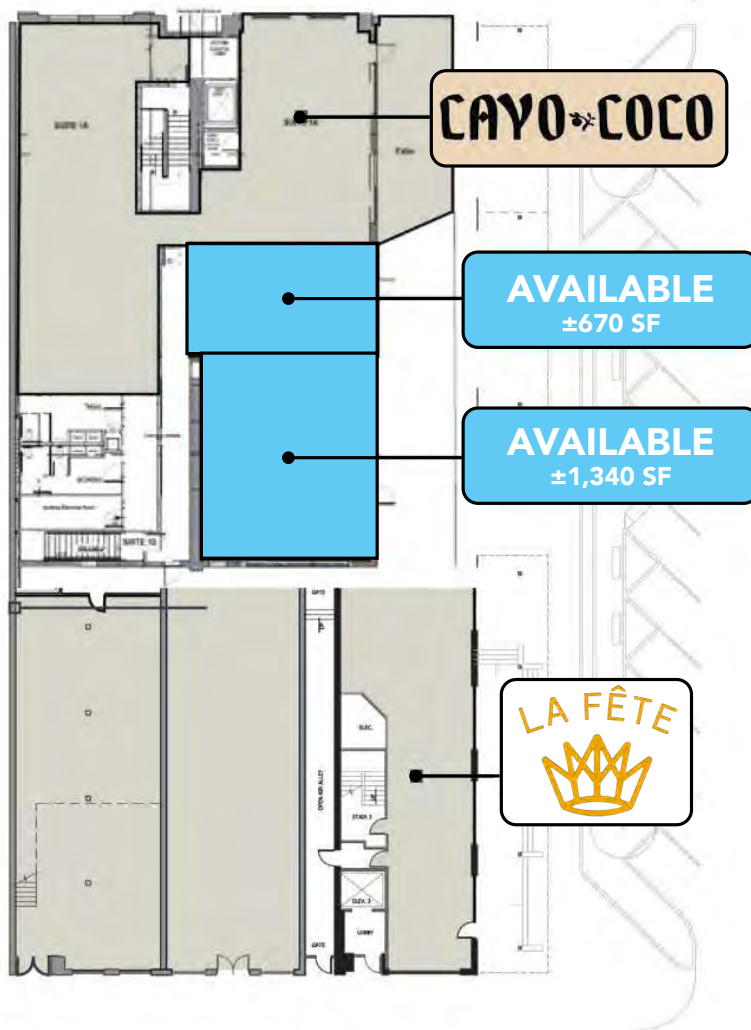
SITE PLAN

First Avenue North

Basement



Ground Floor



Morris Avenue



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TENANTS



Pilcrow Cocktail Cellar

Pilcrow Cocktail Cellar is a hidden gem in downtown Birmingham, AL, known for its speakeasy-style atmosphere and expertly crafted cocktails. Located in the cellar of a historic building that once housed a printing press, the bar's name is a nod to its past—the "pilcrow" is a typographical symbol for a new paragraph.



CAYO • COCO

Cayo Coco is a vibrant rum bar and restaurant in downtown Birmingham, offering a taste of 1940s Cuban and Latin culture with a Southern twist. Inspired by a time of artistic and culinary flourishing, the restaurant's atmosphere is a tropical escape with teal walls, brass accents, and a lively vibe.



LA FÊTE

La Fête, a charming French-inspired bistro and wine bar, is a little slice of Paris nestled on Birmingham's historic Morris Avenue. Owners Kristen Hall and Victor King, created La Fête as a "love letter to French food, wine and the breezy vibes of Paris."



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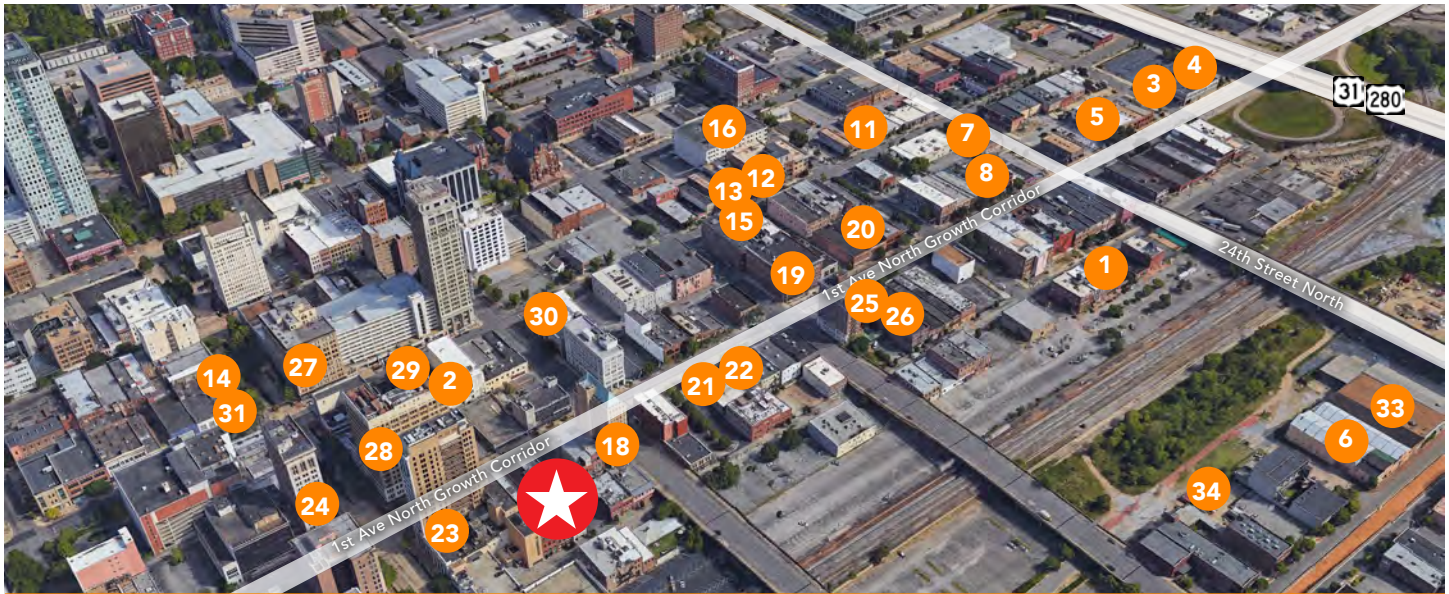
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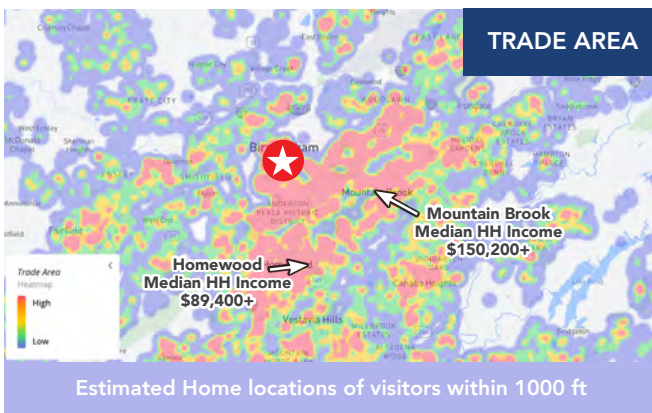
LOCATION



- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Bayonet | 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. The Hardwick | 14. Bistro 218 | 23. John Hand Club / Landing HQ | 32. Bistro 218 |
| 7. Queen's Park | 15. El Barrio | 24. Elyton Hotel | 33. Birmingham Animal Hospital + Resort |
| 8. Paper Doll | 16. Market Lofts on Third | 25. The Essential | 34. The Tracks |
| | 17. Bham Now | 26. Pizza Grace | |

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** and **Founders Station**, both mixed-use retail/residential developments, **Pizitz Food Hall** and **McWane Science Center**. The property is also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.7M
Visitors	614.7K
Visit Frequency	2.84x
Avg Dwell Time	146 minutes
Visitor Income	\$67.8K Median HH Income



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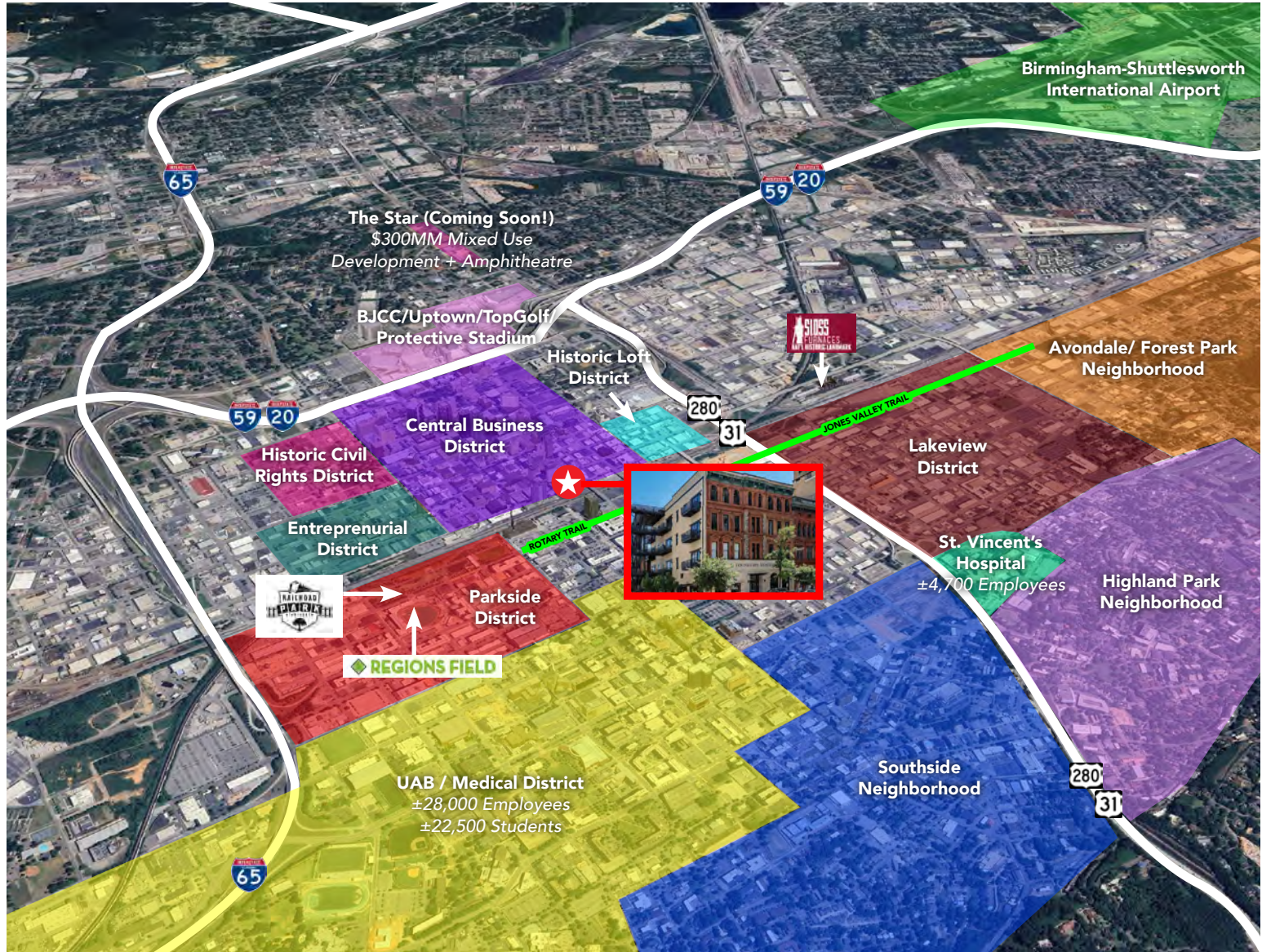
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LOCATION

CENTRALLY LOCATED IN BIRMINGHAM'S ACTIVE DOWNTOWN CORE



POPULATION

1 Mile	3 Miles	5 Miles
10,915	79,081	167,949

EMPLOYEES

1 Mile	3 Miles	5 Miles
41,843	98,810	156,425

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$79,713	\$101,872	\$111,559



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