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WEBSITE



MERCANTILE
ON MORRIS

MERCANTILE ON MORRIS: RETAIL FOR LEASE

2212-2217 1st Avenue North, Birmingham, AL 35203

Ideally Located Retail Available in
Mixed-Use Historic Redevelopment



ASKING RATE:

Call For Pricing



AVAILABLE SPACES:

±586–4,532 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
- 53 residential condos above retail - 100% sold



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 & 22nd St S: 33,560 AADT



HARBERT
RETAIL

CASEY HOWARD

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LACEY SCOTT

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For More Information: Harbert-Retail.com

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

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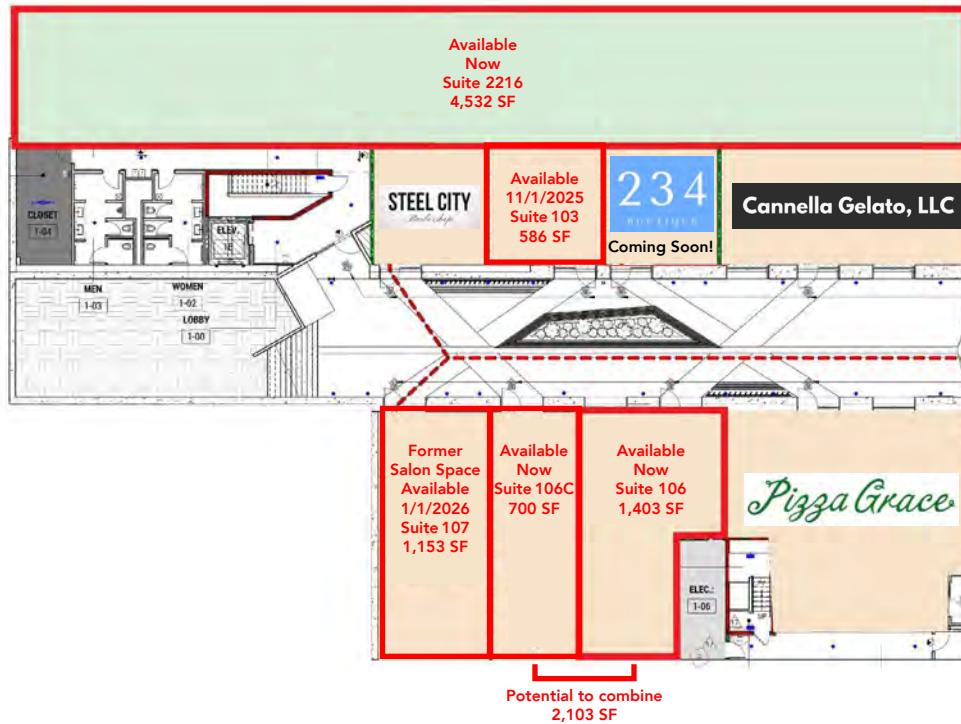
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SITE PLAN

1st Avenue North

Morris Avenue

1st Floor



2nd Floor



1st Avenue North

Morris Avenue



Phase I



Phase II



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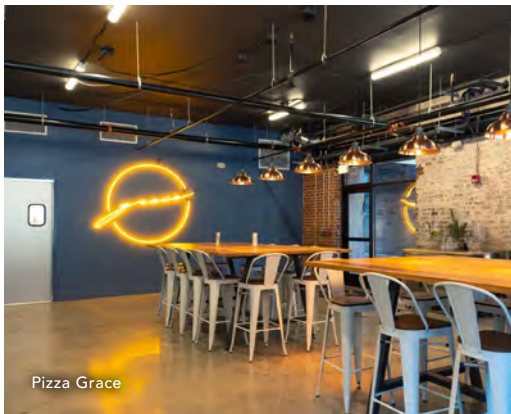
TENANTS



Cannella Gelato



16th Cross Pearson



Pizza Grace



Steel City Barbershop



The Essential



The Essential

TENANTS

Cannella Gelato, LLC

THE ESSENTIAL
Pizza Grace



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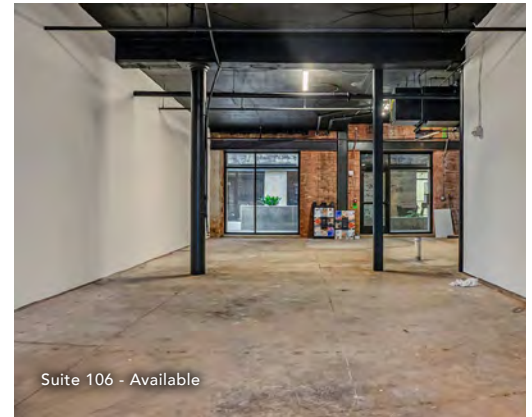
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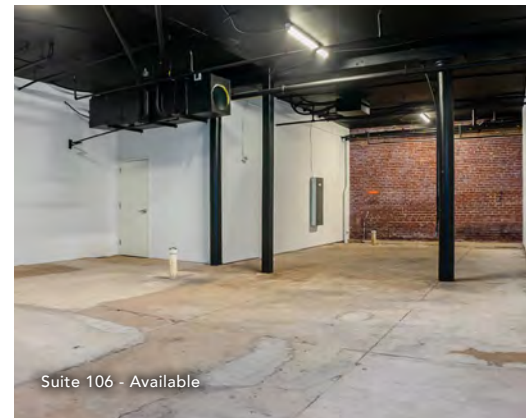
PHOTOS



Suite 102 - LEASED



Suite 106 - Available



Suite 106 - Available



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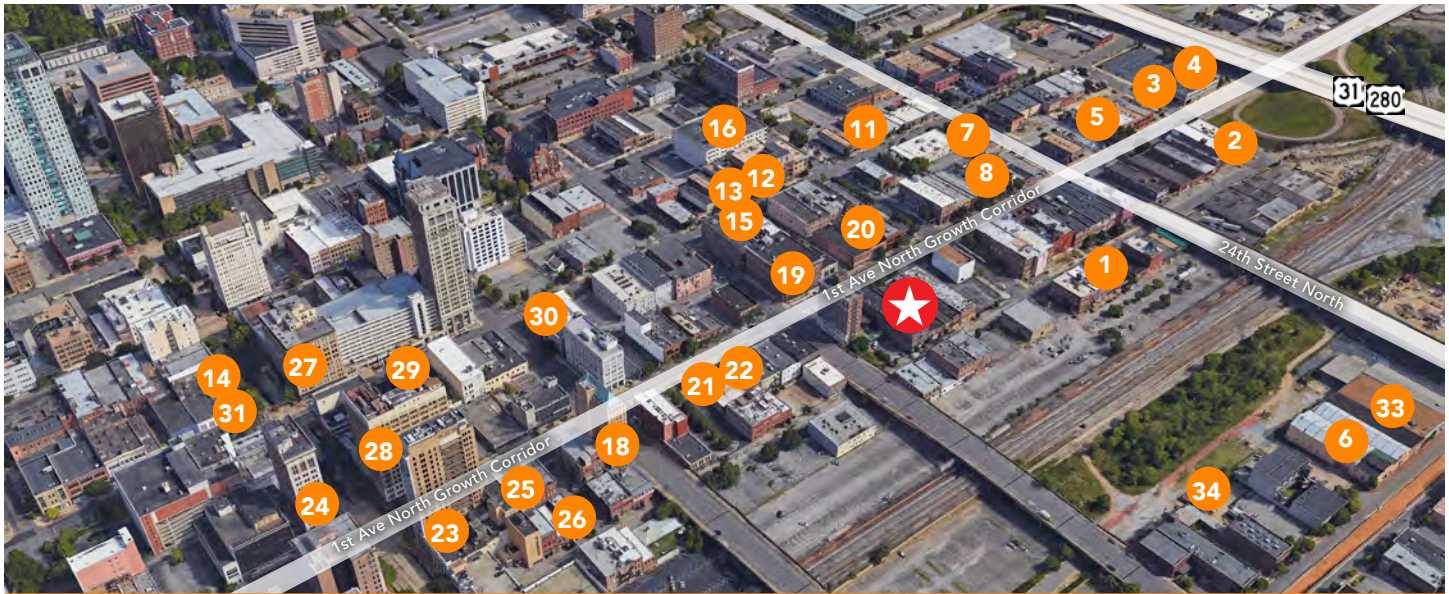
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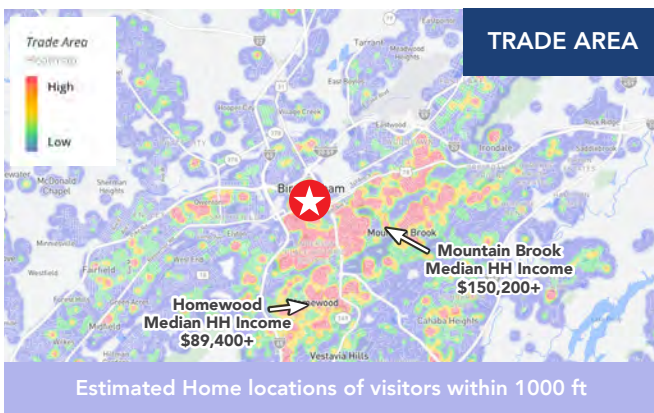
LOCATION



- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Carrington's Public 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. 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. Cayo Coco | 34. The Tracks |
| | 17. Bham Now | 26. La Fete | |

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 in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



TRADE AREA

12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	475K
Visit Frequency	2.91x
Avg Dwell Time	108 minutes
Visitor Income	\$60.5K Median HH Income



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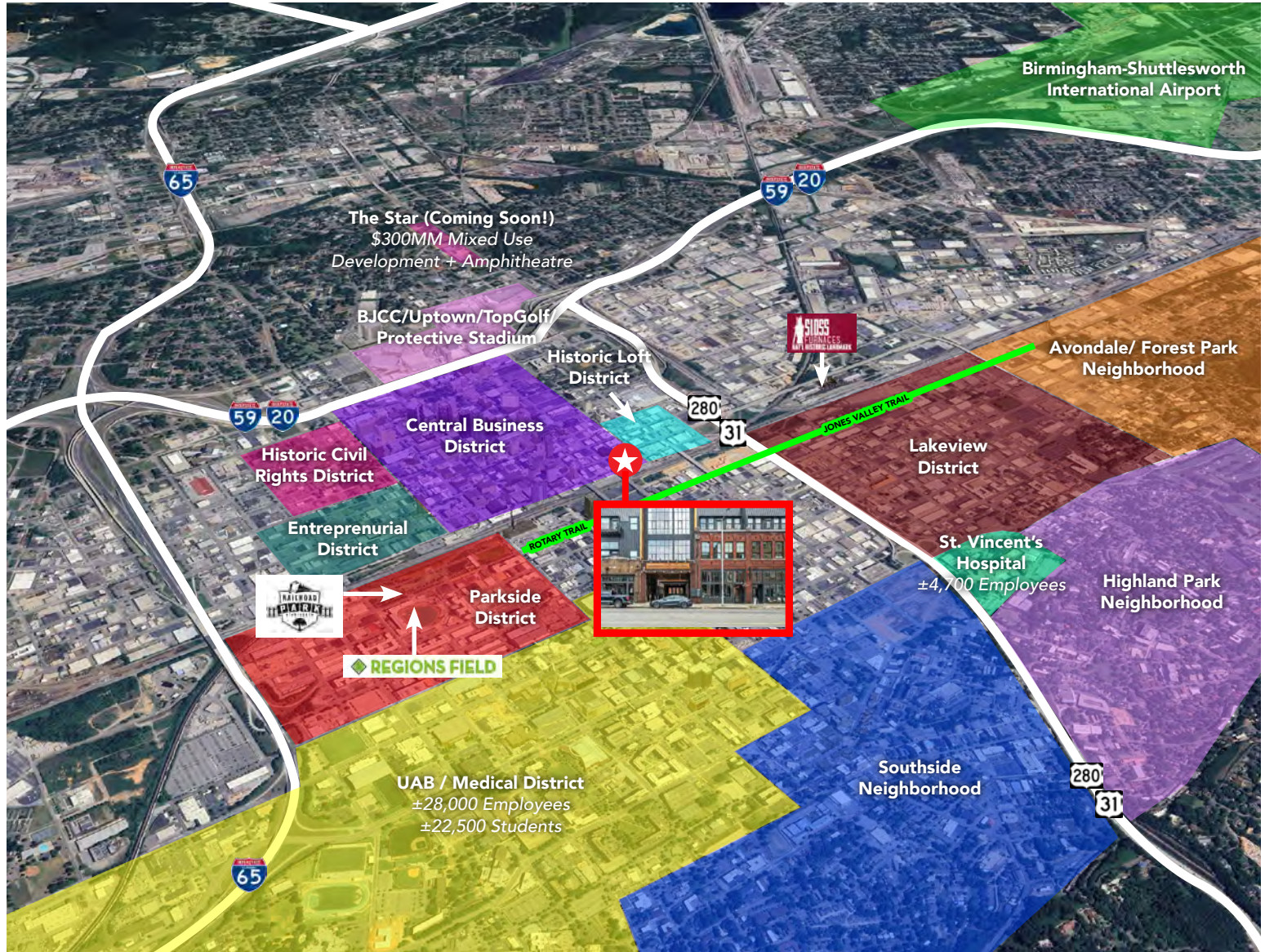
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LOCATION

CENTRALLY LOCATED IN BIRMINGHAM'S ACTIVE DOWNTOWN CORE



POPULATION

1 Mile	3 Miles	5 Miles
9,544	78,342	168,325

EMPLOYEES

1 Mile	3 Miles	5 Miles
49,031	103,804	158,406

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$83,378	\$99,032	\$106,979



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