



Fronting 4th Ave

Rear Parking

STAND-ALONE OFFICE/RETAIL FOR LEASE

1305 4th Ave S, Birmingham, AL 35233

Office For Lease in Prime Parkside Location with Proximity to UAB



REDUCED LEASE RATE:

\$16/SF NNN



SIZE:

±1,346 SF



PARKING:

Includes 2 on-site parking spaces + additional street parking



DETAILS:

- Located in a highly visible corridor along 4th Avenue South with traffic counts of 10,733 AADT
- Located near a wide variety of retail and restaurant options as well as proximity to Regions Field, UAB, Children's Hospital and more!
- Includes open work area/reception, private office, break room/kitchen, restroom and storage area



HARBERT

RETAIL

CASEY HOWARD

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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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Birmingham's **Parkside District** is a vibrant hub of activity, nestled in the heart of the city's Southside. This mixed-use neighborhood has undergone a remarkable transformation in recent years, boasting a blend of historic charm and modern amenities. Anchored by the stunning Railroad Park and Regions Field, Parkside offers a variety of attractions, including trendy restaurants, bustling bars, and unique shops. The district's proximity to UAB and Children's Hospital contributes to its lively atmosphere, making it a popular destination for both residents and visitors alike.



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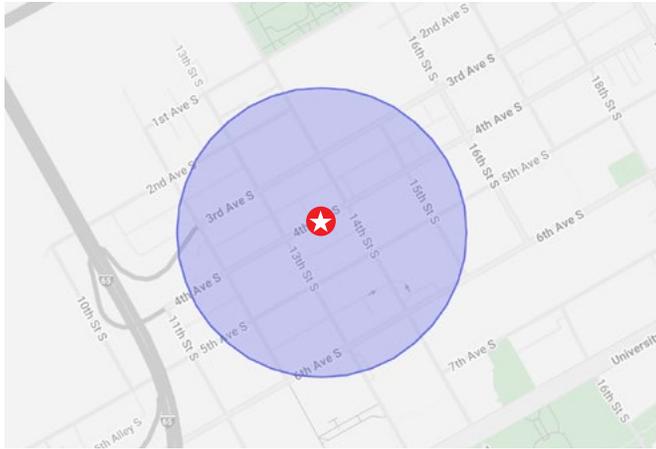
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LOCATED IN ACTIVE PARKSIDE CORRIDOR



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	439K
Visit Frequency	3.14x
Avg Dwell Time	88 minutes

1.4M

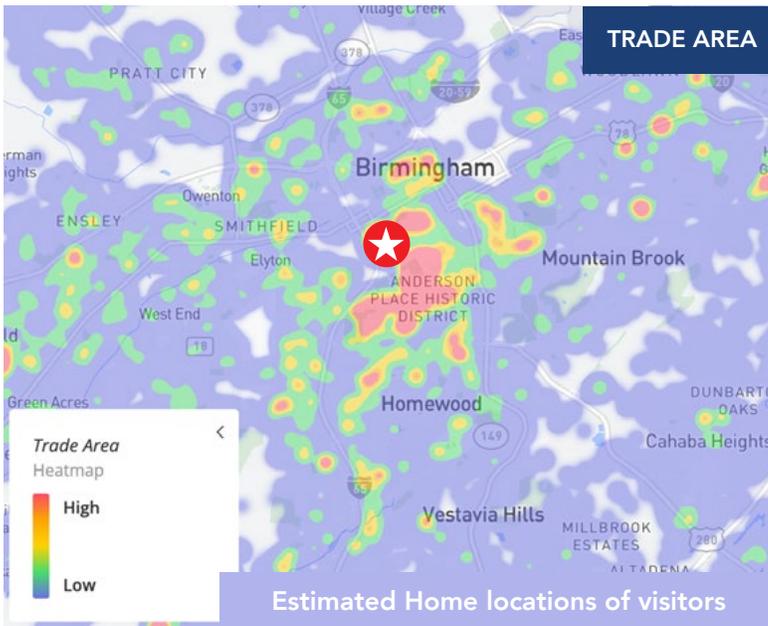
VISITS

\$105K+

AVG HH INCOME
WITHIN 3 MILE

31,200+

EMPLOYEES
WITHIN 1 MILE



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	13,928	85,502	173,046

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	31,227	101,557	159,695

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$81,372	\$105,464	\$114,457



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