



Rear Loading Dock



# RARE FLEX/WAREHOUSE FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233

Prime Midtown Location Adjacent to UAB Hospital/Campus

## PROPERTY HIGHLIGHTS

- Phenomenal location on 3rd Avenue South in the heart of Midtown
- Ideally located at the edge of UAB campus
- Historic brick and beam construction with high ceilings  
Ground Floor: ±12'2" – 11'6"
- Loading dock with 1 drive-in and 2 dock-high doors



**LEASE RATE:** Call for Details

**SALE PRICE:** \$975,000

**IN OPPORTUNITY ZONE**

**HISTORIC TAX CREDIT OPPORTUNITY:** Built in 1920

**AVAILABLE SPACE:** 9,800 SF - 2 floors

**LOCATION:** Located along 3rd Avenue South less than 2 blocks from Red Mountain Theatre, Taziki's, Publix, Chipotle, Starbucks, UAB Hospital, Children's Hospital, Moe's Southwest Grill, Railroad Park and many more.

DAYTIME POPULATION		
1 Mile	3 Miles	5 Miles
65,126	121,325	185,836

HOUSEHOLD INCOME		
1 Mile	3 Miles	5 Miles
\$52,505	\$100,992	\$95,181

**WALKABILITY SCORE**  
Very Walkable

**TRAFFIC COUNTS**  
3rd Avenue South: ±9,395 AADT



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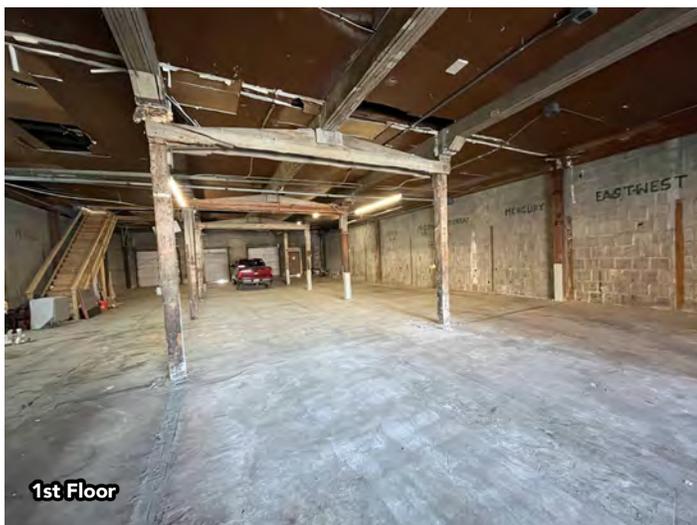
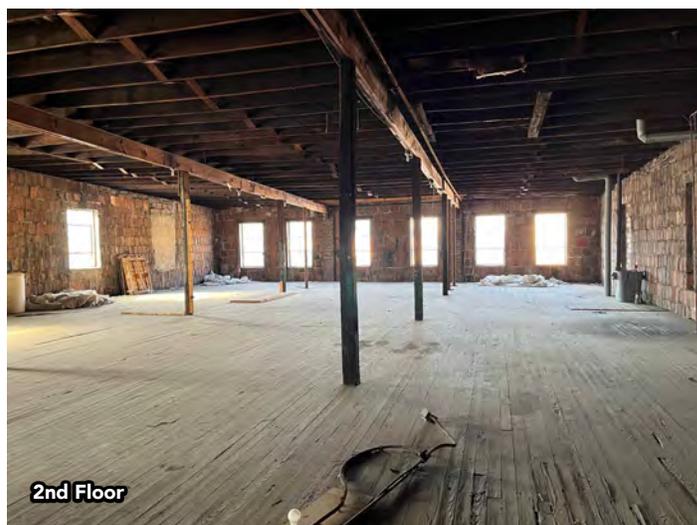
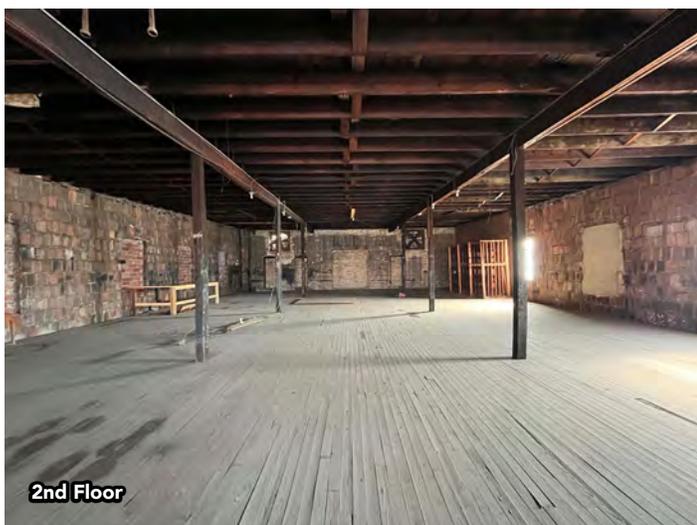
*For More Information: HarbertRealty.com*  
2 North 20th Street, #1700, Birmingham, AL 35203

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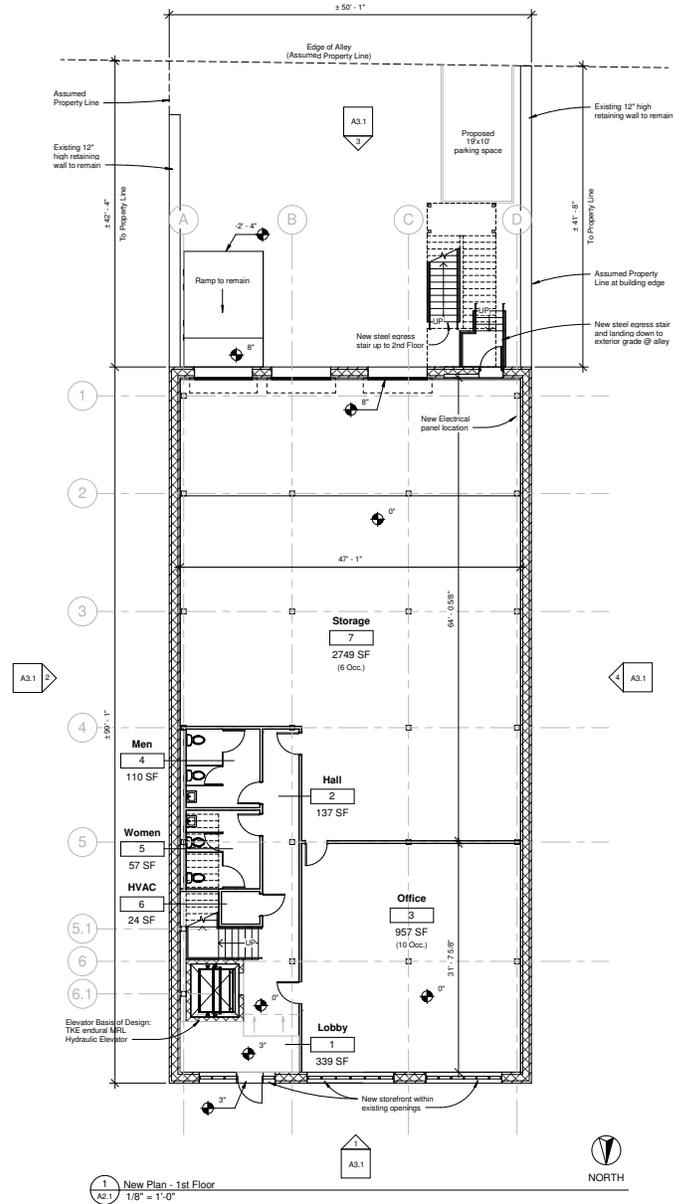
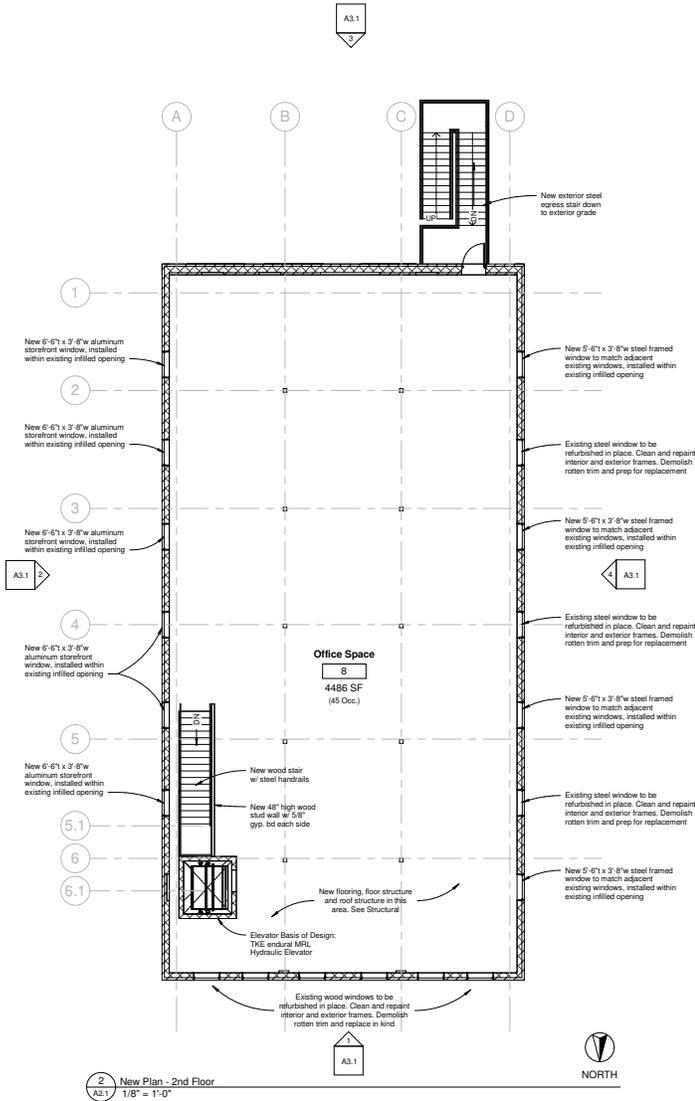
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## PROPOSED BUILDING UPDATES



**HARBERT**  
REALTY SERVICES

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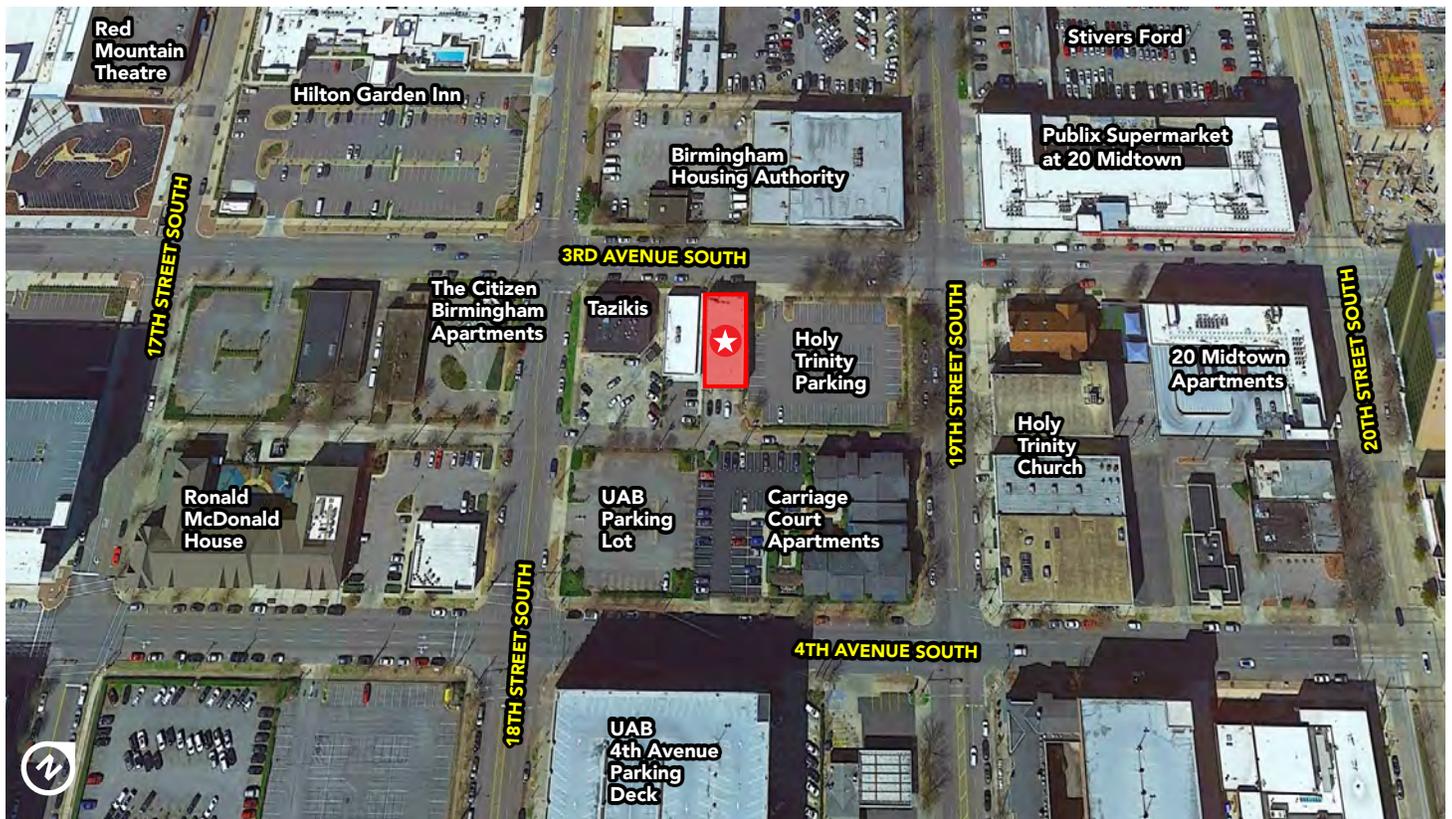
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## LOCATED IN THE HEART OF MIDTOWN - ONE OF BIRMINGHAM'S MOST ACTIVE CORRIDORS



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	5.3M
Visitors	1M
Visit Frequency	5.08x
Avg Dwell Time	53 minutes
Vehicle Traffic	8,894 AADT on 3rd Ave S

**5.3M**  
VISITS

**8,894 AADT**  
ON 3RD AVE S

**1M**  
VISITORS



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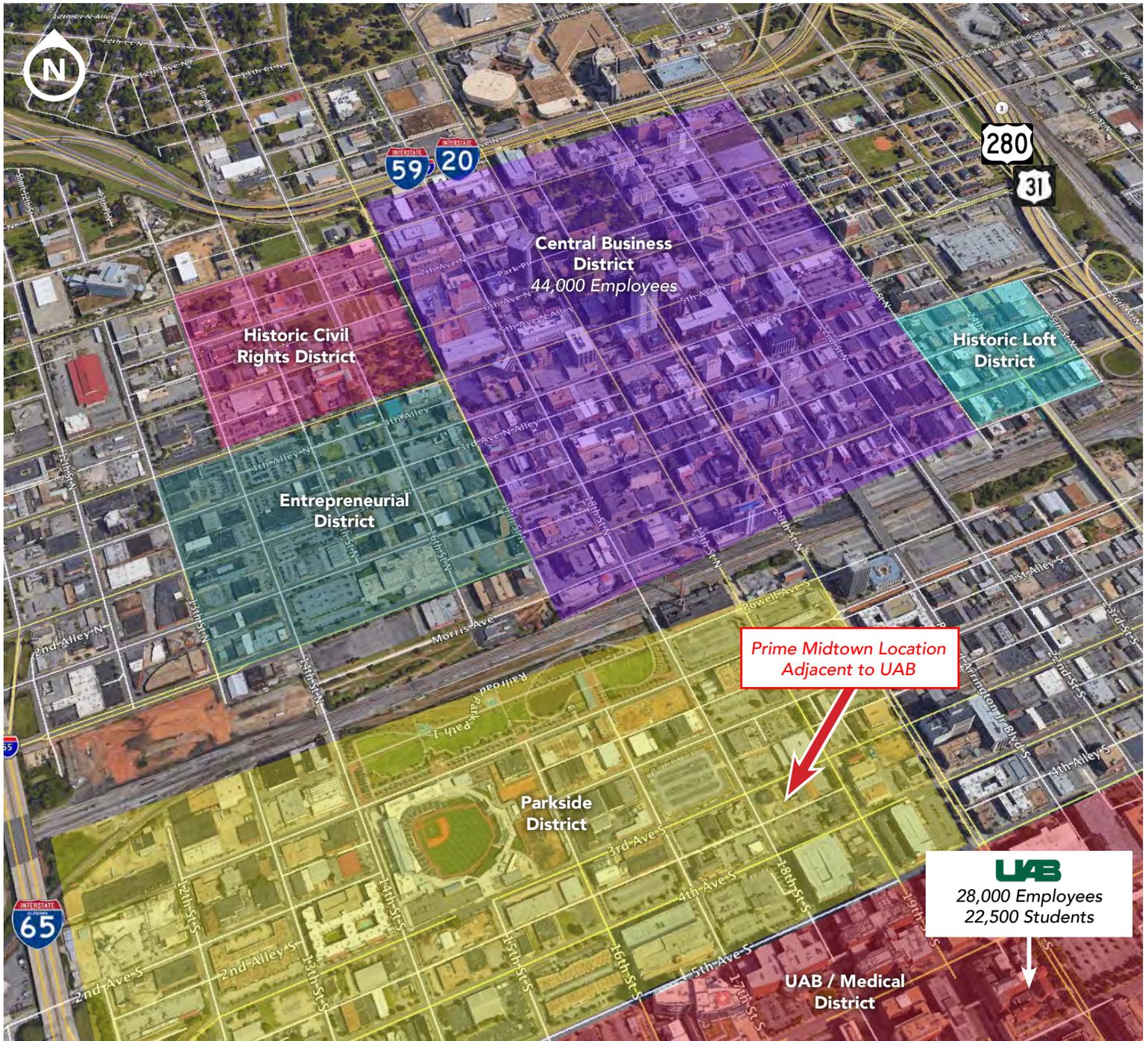
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**UAB**  
28,000 Employees  
22,500 Students



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