



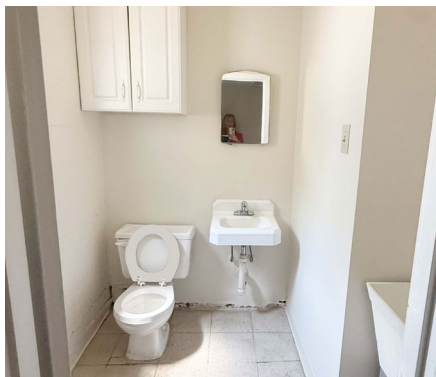
Fronting 4th Ave

Rear Parking

STAND-ALONE OFFICE FOR LEASE

1305 4th Ave S, Birmingham, AL 35233

Office For Lease in Prime Parkside
Location with Proximity to UAB



LEASE RATE:

\$17/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

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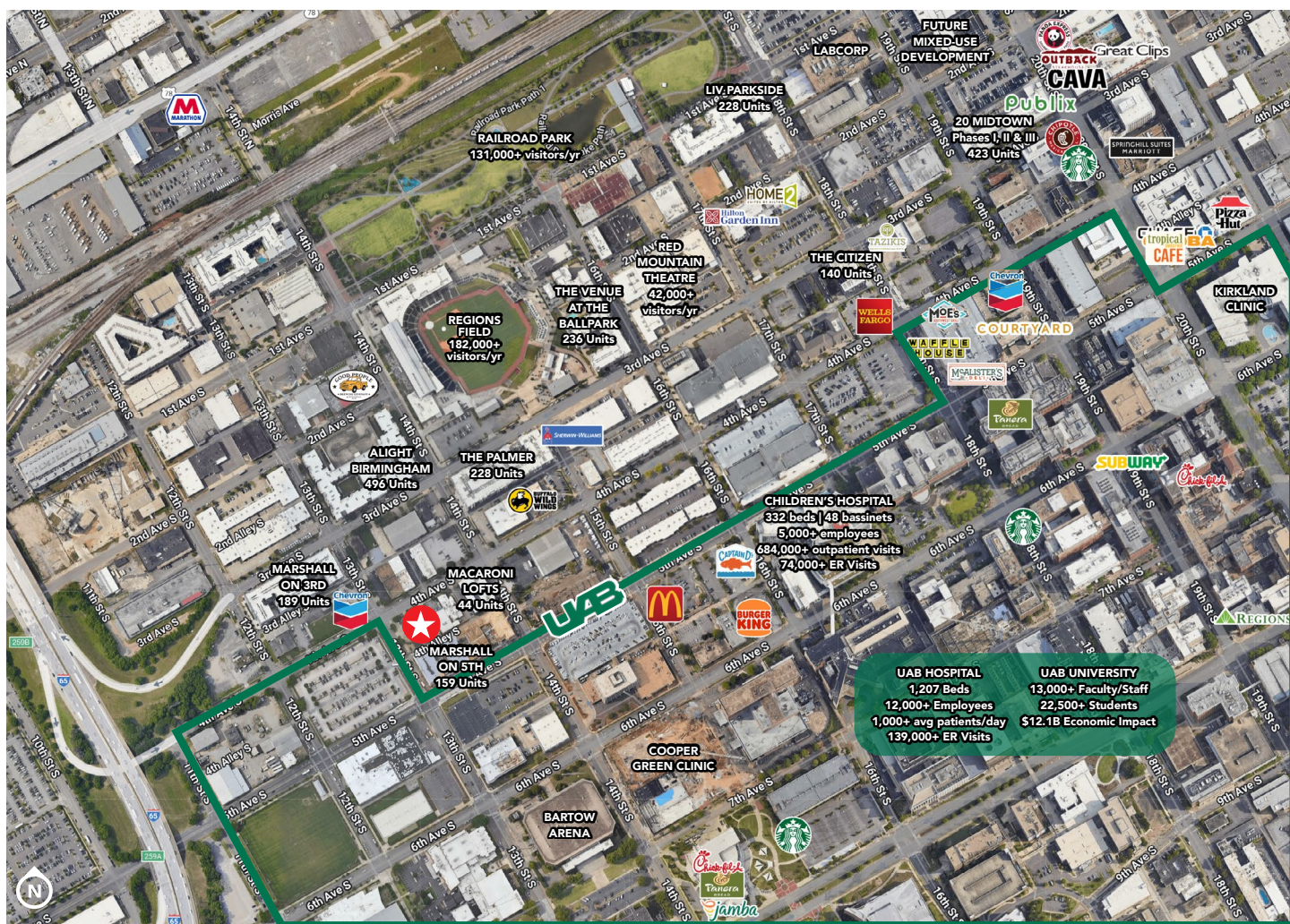
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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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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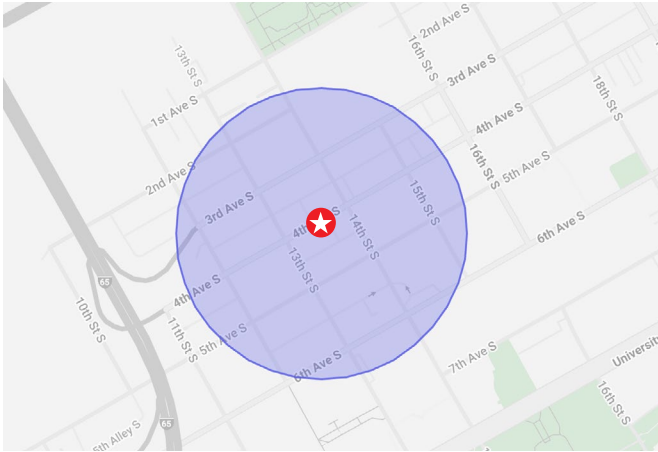
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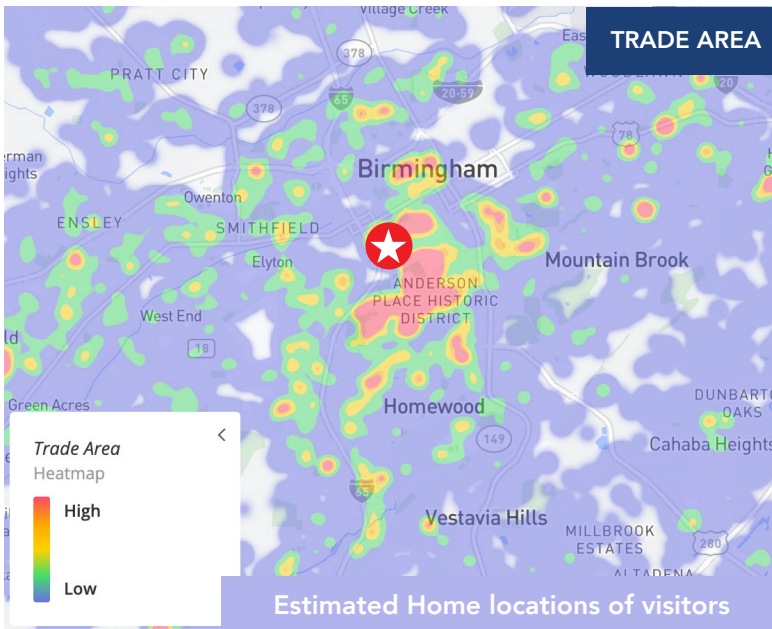
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LOCATED IN ACTIVE PARKSIDE CORRIDOR



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

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



1,3,5 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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