



## SPACE FOR LEASE IN UPCOMING REDEVELOPMENT

2203-2209 3rd Avenue North, Birmingham, AL 35203

Retail/Salon/Office For Lease  
at busy downtown Birmingham  
intersection



### ASKING RATE:

Call For Rate



### AVAILABLE SPACE:

±2,600 - 10,000 SF  
Retail/Salon/Office



### LOCATION:

Ideally located at  
the busy signalized  
intersection of 3rd Ave  
and 22nd Street N



### REDEVELOPMENT:

Building is being  
renovated fully



**H A R B E R T**  
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

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

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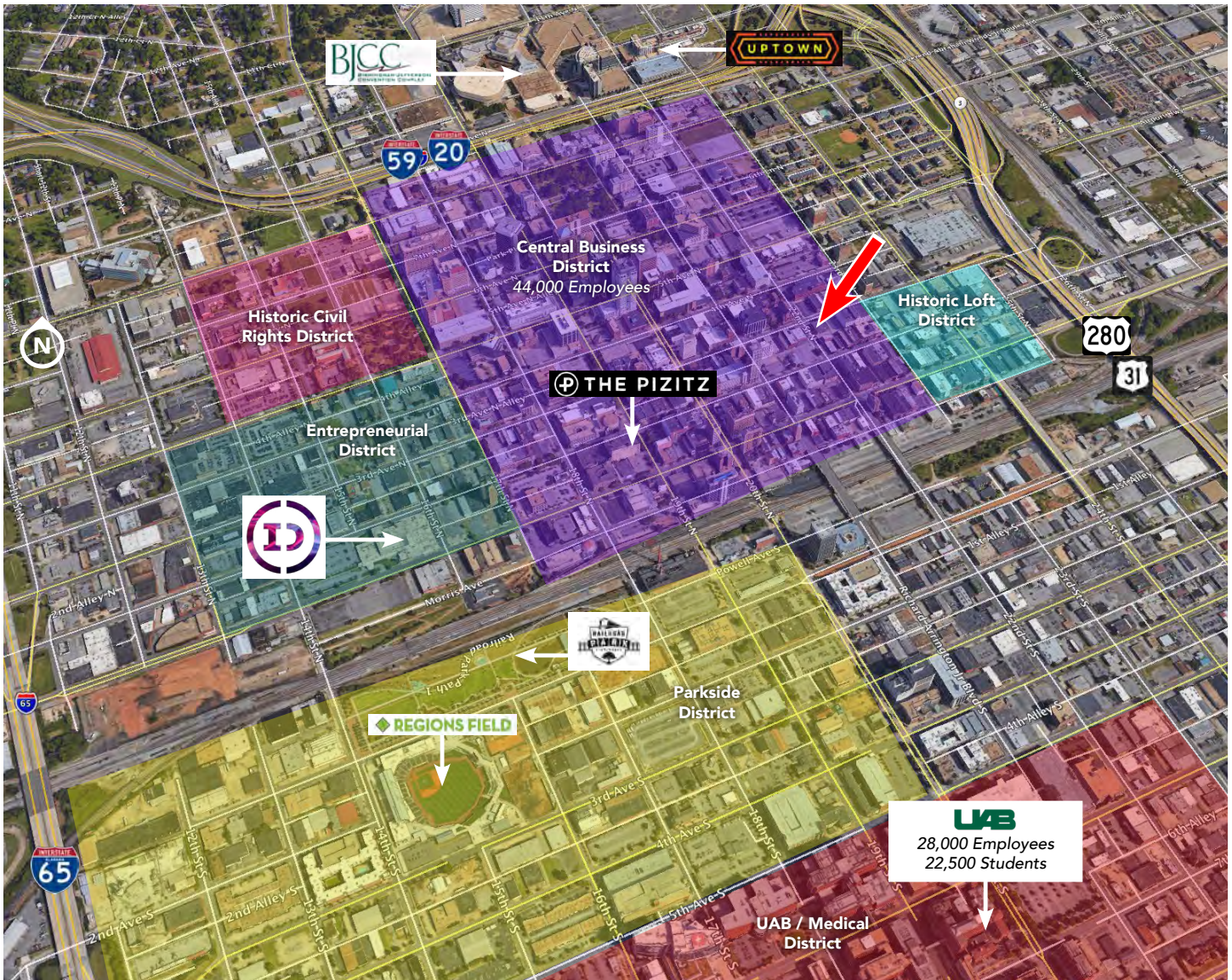
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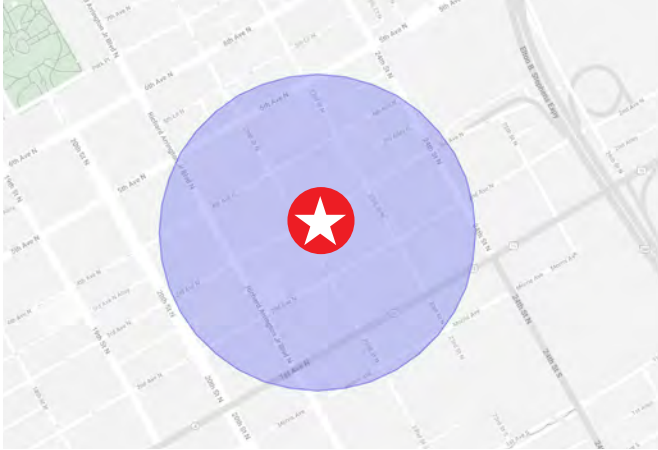


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## LOCATED IN ACTIVE DOWNTOWN BIRMINGHAM RETAIL/RESTAURANT DISTRICT



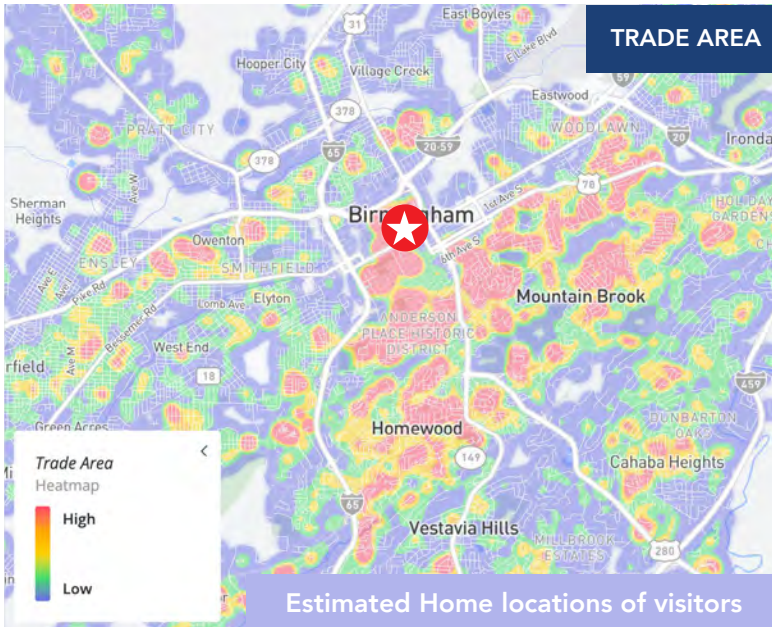
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.6M
Visitors	543.8K
Visit Frequency	2.99x
Avg Dwell Time	127 minutes
Traffic Counts	10,758 AADT on 3rd Ave N 9,649 AADT on 22nd St N

1.6M  
VISITS

20,300+  
TRAFFIC COUNTS  
AT INTERSECTION

543.8K  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	8,581	75,931	166,212

BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	43,099	100,125	156,421

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$90,175	\$94,763	\$107,520



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