



BROKER INCENTIVE

**4%
TENANT
BROKER
INCENTIVE**

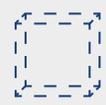


SPACE FOR LEASE IN UPCOMING REDEVELOPMENT
2203-2209 3rd Avenue North, Birmingham, AL 35203

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



ASKING RATE:
\$24/SF



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



CASEY HOWARD
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For More Information: HarbertRealty.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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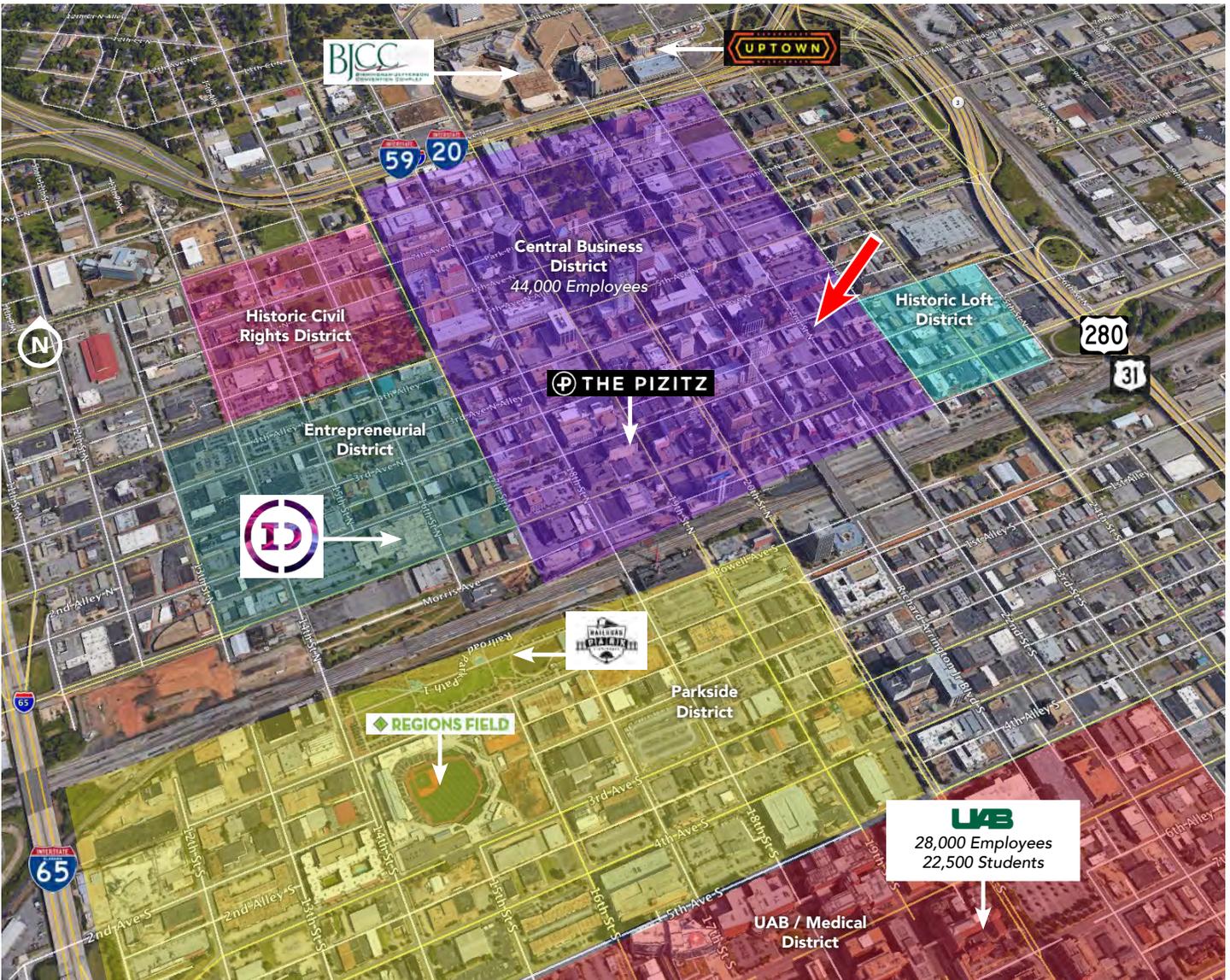
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LOCATED IN ACTIVE DOWNTOWN BIRMINGHAM RETAIL/RESTAURANT DISTRICT



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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