



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 Modified Gross



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 fully
renovated to **white box**
delivery condition



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

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SPACE FOR LEASE IN UPCOMING REDEVELOPMENT

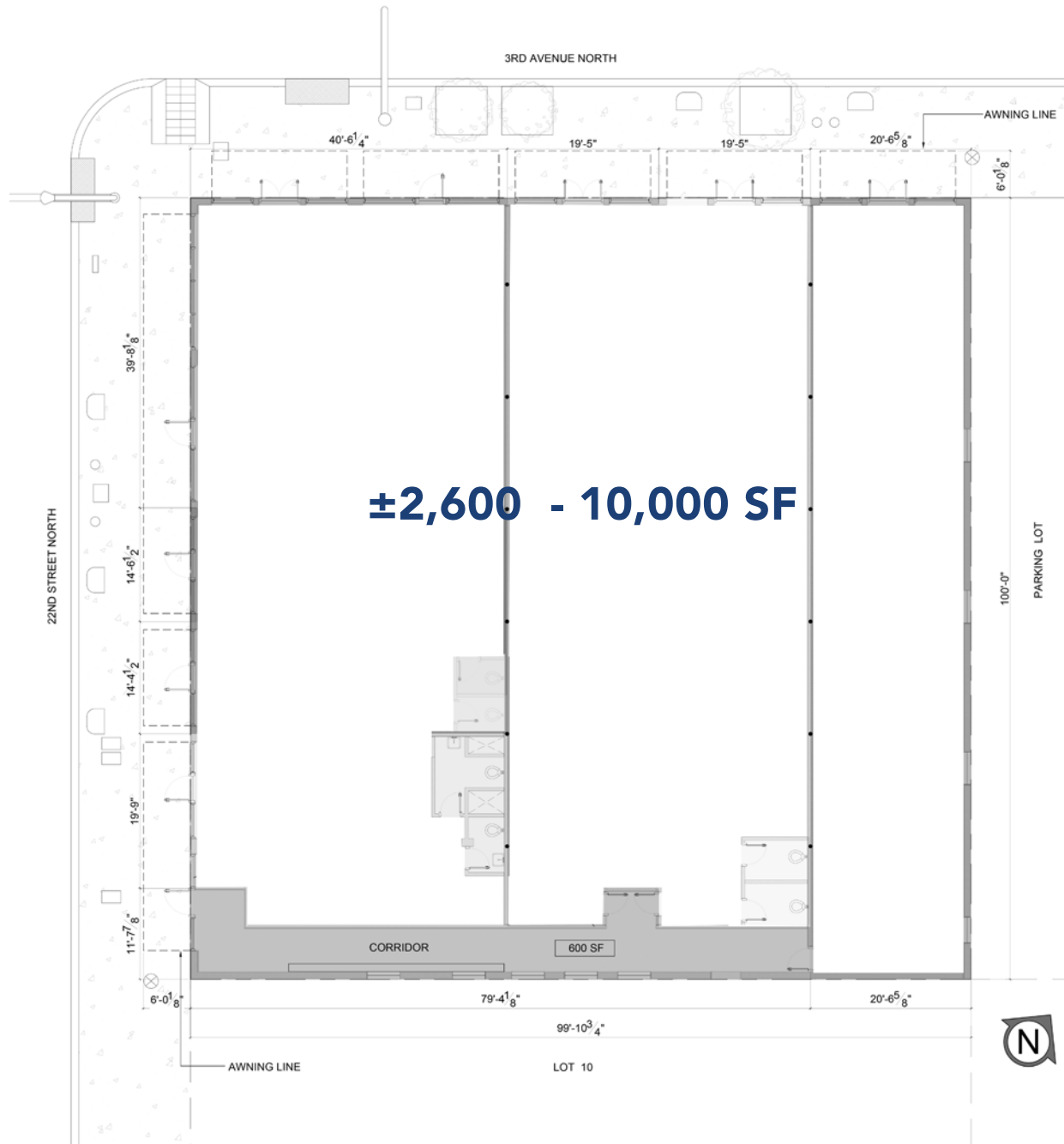
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Up to ±10,000 SF Available

****Flexible space options available****

Demising walls shown for reference only



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Proposed interior rendering



Proposed interior rendering



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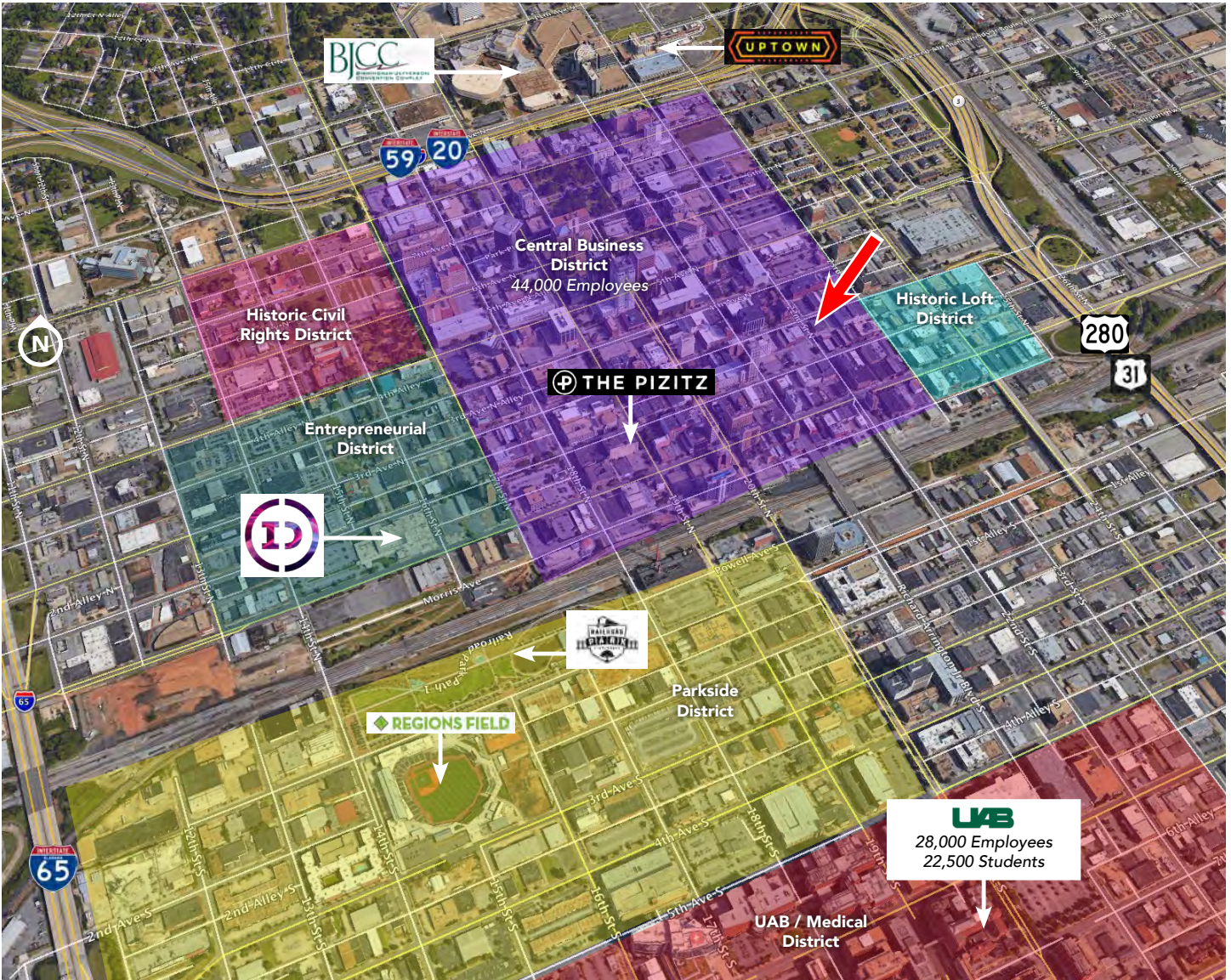
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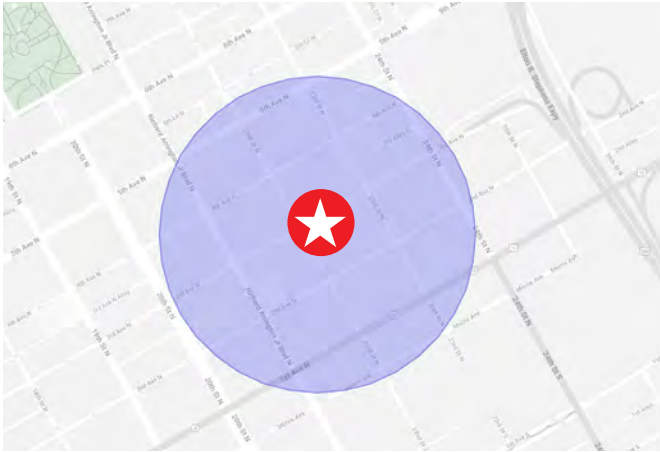
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LOCATED IN ACTIVE DOWNTOWN BIRMINGHAM RETAIL/RESTAURANT DISTRICT



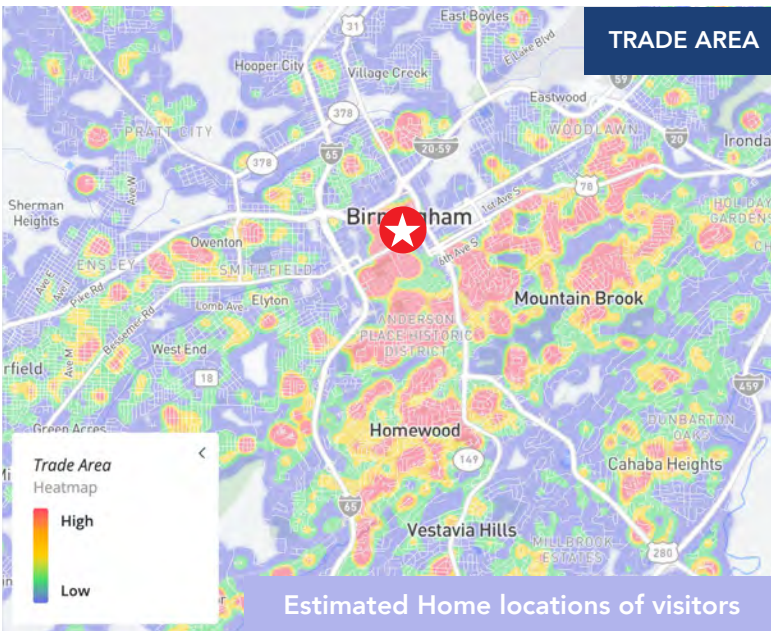
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

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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