



GROUND LEASE OPPORTUNITY

2707 18th St S, Birmingham, AL 35209

Ideally located redevelopment opportunity in the heart of Downtown Homewood



ASKING RATE:

Call For Pricing



AVAILABILITY:

Building: $\pm 2,077$ SF
Land: ± 0.1543 AC



LOCATION:

Ideally located along 18th St S in the Heart of Downtown Homewood



PARKING:

Surface spaces for patrons and employees



NEARBY BUSINESSES:

Little Donkey, Rodney Scott's BBQ, Edgar's Bakery, Red Mountain Espresso and more!



HARBERT
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

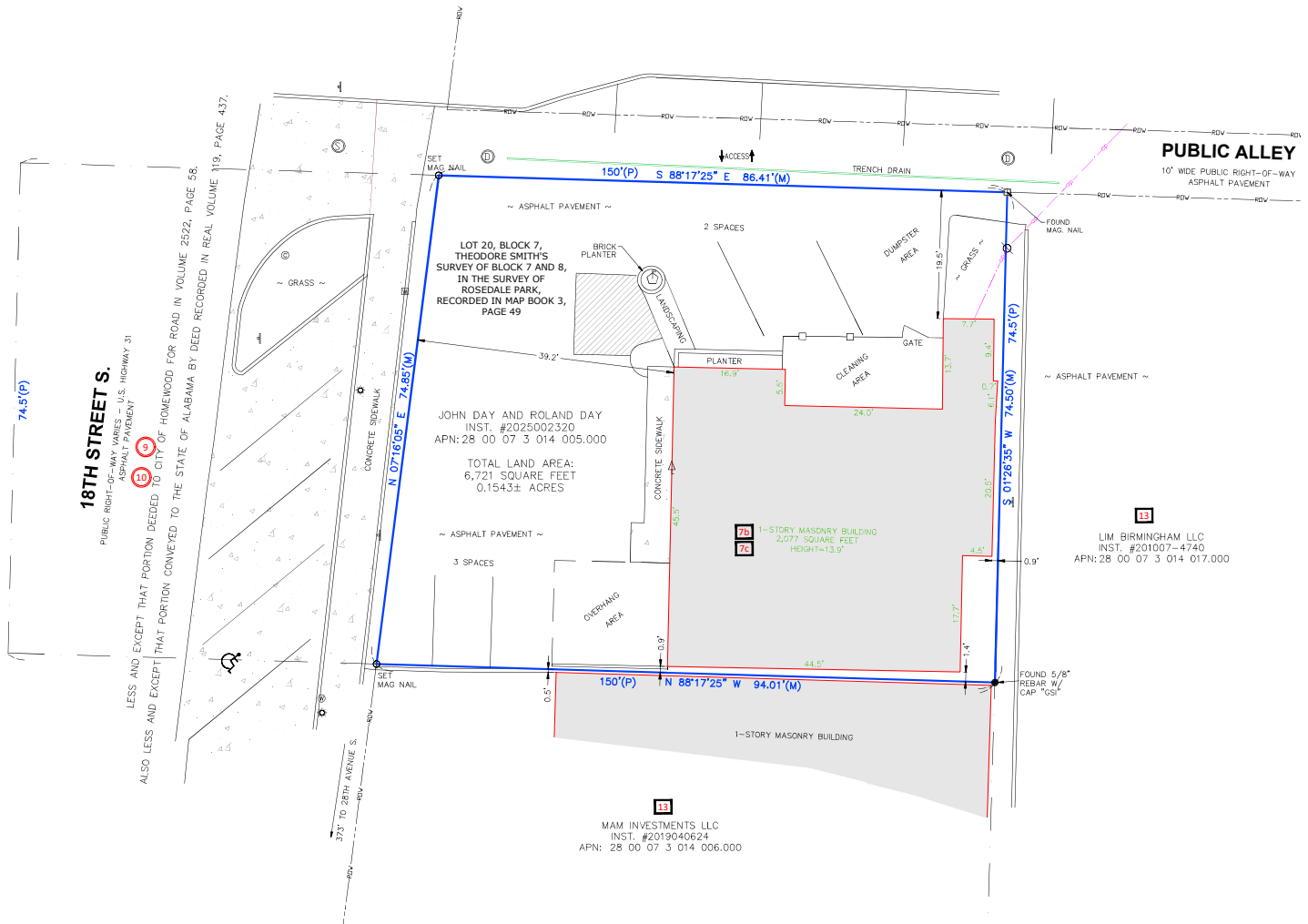
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Site Plan



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LACEY SCOTT

lscott@harbertrealty.com | 205401.1130

For More Information: Harbert-Retail.com

2 North 20th Street, #1700, Birmingham, AL 35203

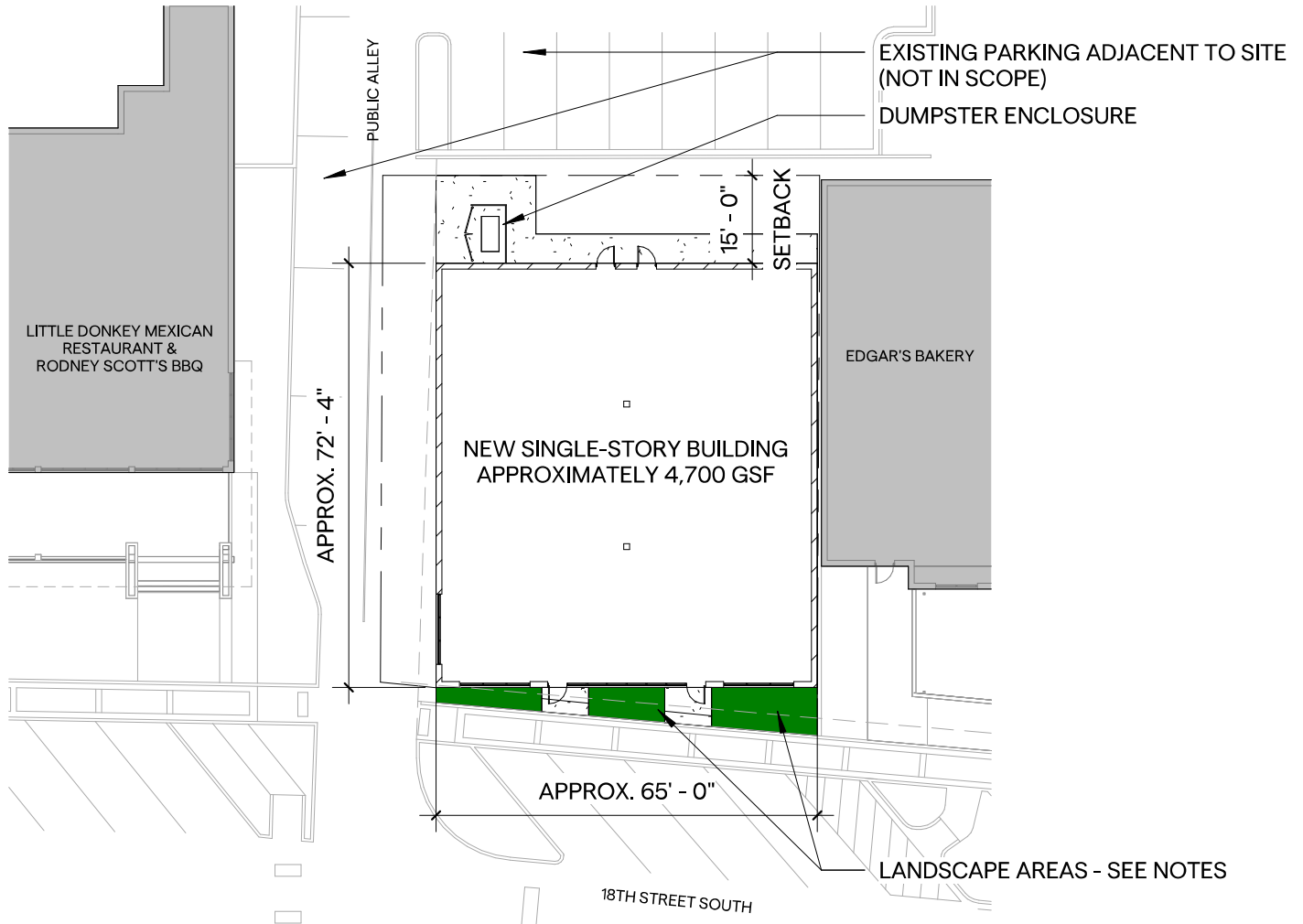
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Conceptual Plan



LITTLE DONKEY MEXICAN
RESTAURANT &
RODNEY SCOTT'S BBQ

NEW SINGLE-STORY BUILDING
APPROXIMATELY 4,700 GSF

EDGAR'S BAKERY



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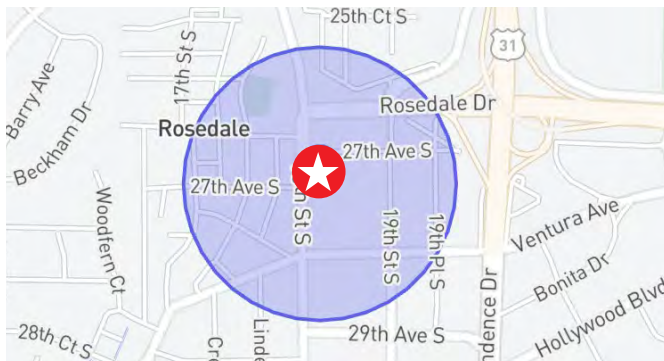
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LOCATED IN DOWNTOWN HOMEWOOD RETAIL CORE



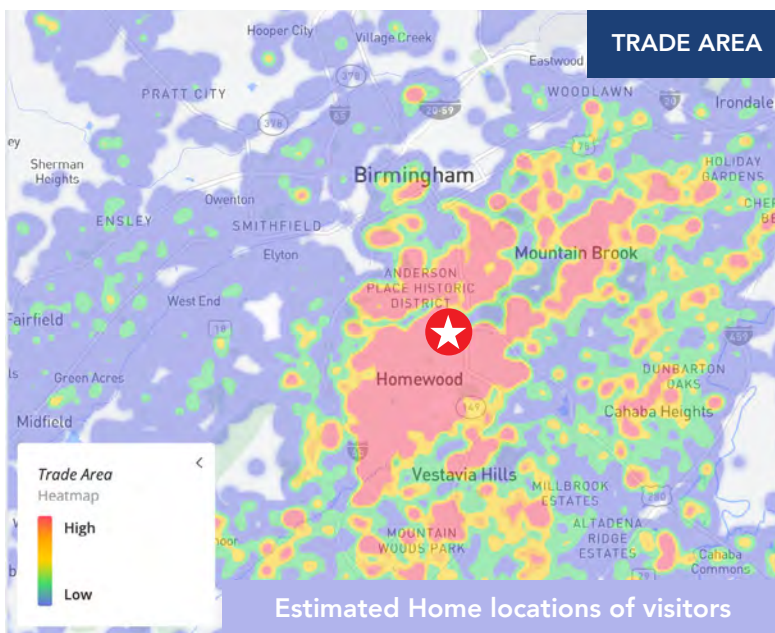
12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 750 FT

Visits	3.1M
Visitors	664.9K
Visit Frequency	4.69x
Avg Dwell Time	74 minutes

3.1M
VISITS

\$168K+
AVG HH INCOME
WITHIN 1 MILE

664.9K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	10,604	82,698	182,212

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	4,569	37,232	79,045

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$168,735	\$146,229	\$134,635



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