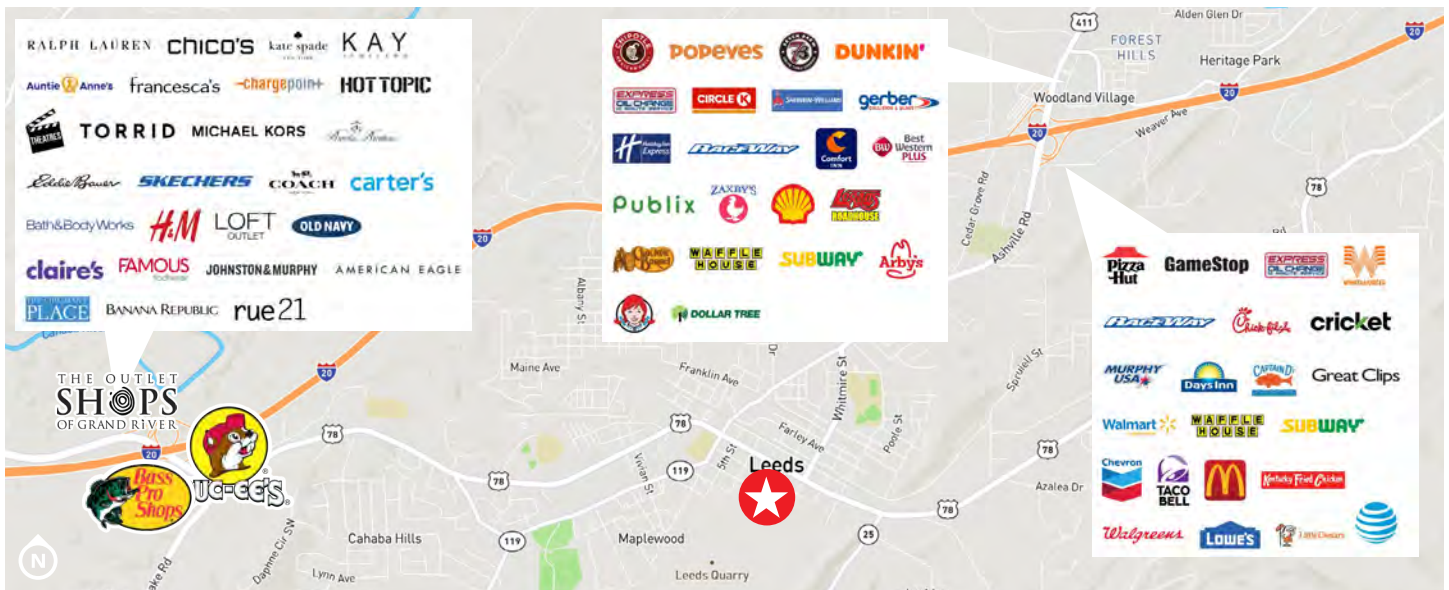# FORMER BANK BRANCH FOR LEASE
8433 1st Avenue, Leeds AL, 35094

Second Generation Bank Branch Space For Lease in the Heart of Downtown Leeds

LEASE RATE:
$15/sf NNN

SIZE:
7,050 SF (1,446 SF Upstairs Storage)
0.79 Acres

DETAILS:
- Drive Thru Lanes: 4
- 3 points of ingress/egress
- Zoning: B-2
- Year Built: 1971
- Construction: Brick on Concrete Slabs with a Flat Roof, Forced Air with Gas Heat, HVAC Cooling, Fluorescent and incandescent lighting.

PARKING SPACES:
38 Surface Spaces

HARBERT
REALTY SERVICES

CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

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

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	3,395	13,810	26,477

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	1,695	28,627	84,442

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg Household Income	$83,788	$96,733	$103,137

Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,573 and 5,796 households. Notable locations in Leeds include Buc-ee's, The Outlet Shops of Grand River, Bass Pro Shops, and Barber Motorsports. Leeds is now one of the top suburbs for young professionals.