



COMING SOON!!



HALO DENTAL
ATELIER

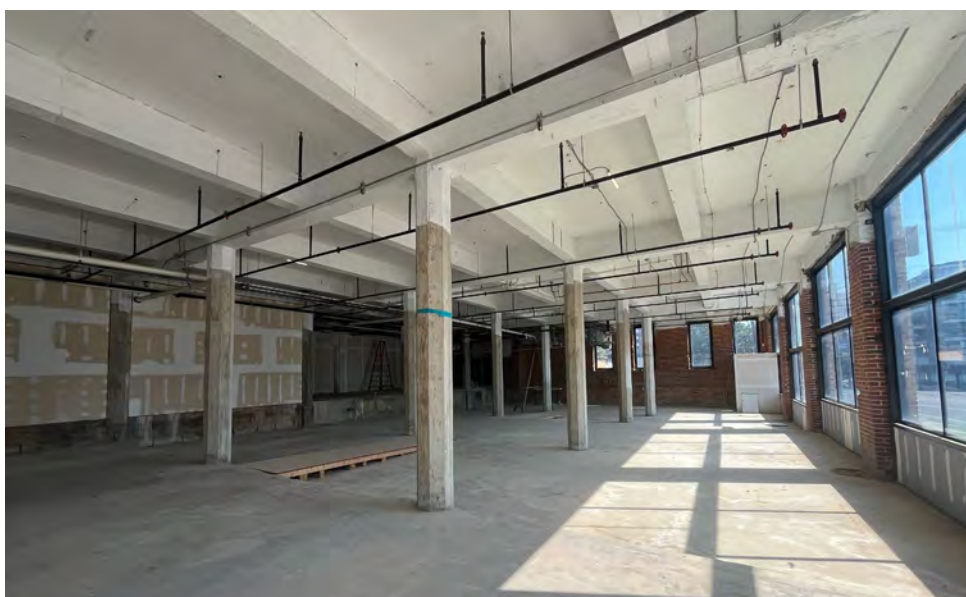
Suite 102
Available
±1,622 SF

Suite 103
Available
±3,300 SF

OFFICE/RETAIL/RESTAURANT FOR LEASE

Printers Corner - 201 18th Street South, Birmingham, AL

Commercial Space For Lease at
Prominent Parkside Corner



LEASE RATE:
Call For Pricing



AVAILABILITY:
Suite 102 - ±1,622 SF
Suite 103 - ±3,300 SF
Combined - ±4,922 SF



DETAILS:

- Prominent corner location in the center of highly active Parkside District
- 14,000+ residents within 1 mile and Six (6) residential condos upstairs
- Walking distance to Railroad Park, Regions Field, UAB, Children's Hospital, and thousands of established residential units
- ±1,622 SF Retail/Office space
- ±3,300 SF Restaurant space with grease trap in place
- Can be combined to 4,922 SF
- Street parking and potential for nearby surface parking
- Traffic Counts:
18th Street South: 3,903 AADT
2nd Ave South: 2,257 AADT



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Birmingham's **Parkside District** is a vibrant hub of activity, nestled in the heart of the city's Southside. This mixed-use neighborhood has undergone a remarkable transformation in recent years, boasting a blend of historic charm and modern amenities. Anchored by the stunning Railroad Park and Regions Field, Parkside offers a variety of attractions, including trendy restaurants, bustling bars, and unique shops. The district's proximity to UAB and Children's Hospital contributes to its lively atmosphere, making it a popular destination for both residents and visitors alike.



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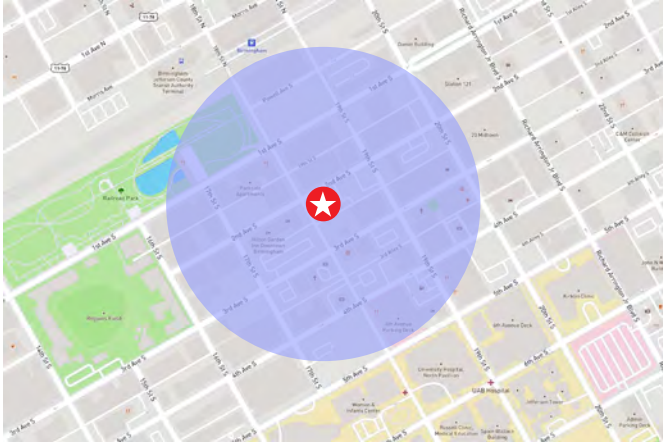
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LOCATED IN HIGHLY ACTIVE PARKSIDE DISTRICT



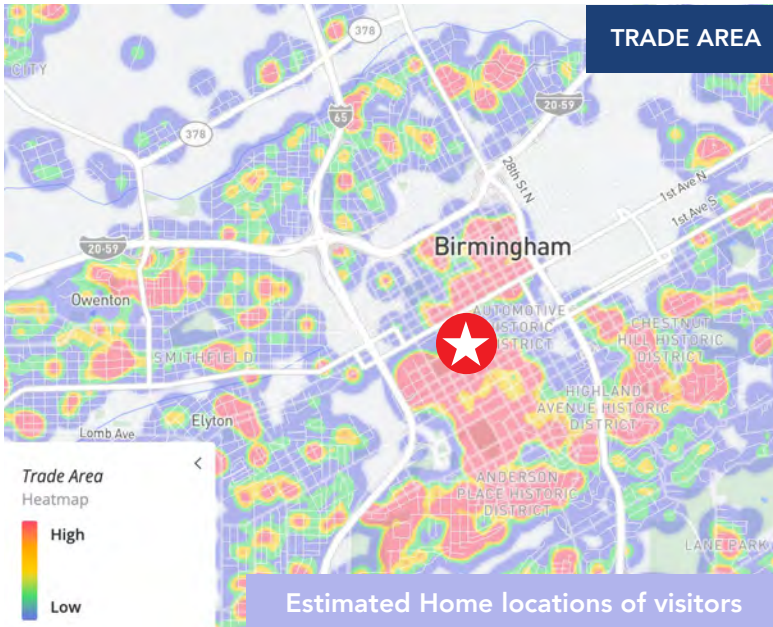
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

| | |
|-----------------|------------|
| Visits | 1.4M |
| Visitors | 473.1K |
| Visit Frequency | 2.99x |
| Avg Dwell Time | 99 minutes |

1.4M
VISITS

\$93K+
AVG HH INCOME
WITHIN .5 MILES

473.1K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

| POPULATION | .5 MILE | 1 MILES | 1.5 MILES |
|---------------------------|---------|---------|-----------|
| 2024 Estimated Population | 3,901 | 14,088 | 26,200 |

| INCOME | .5 MILE | 1 MILES | 1.5 MILES |
|------------------------------|----------|----------|-----------|
| 2024 Estimated Avg HH Income | \$93,469 | \$82,403 | \$86,619 |

| EMPLOYEES | .5 MILE | 1 MILES | 1.5 MILES |
|--------------------------|---------|---------|-----------|
| 2024 Estimated Employees | 16,539 | 46,118 | 61,927 |

Estimated Home locations of visitors



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