



# RARE WAREHOUSE /OFFICE/RETAIL FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233

Prime Midtown Location Adjacent to UAB Hospital/Campus

## PROPERTY HIGHLIGHTS

- Phenomenal location on 3rd Avenue South in the heart of Midtown
- Ideally located at the edge of UAB campus
- Historic brick and beam construction with high ceilings  
Ground Floor: ±12'2" – 11'6"
- Loading dock with 1 drive-in and 2 dock-high doors



**LEASE RATE:** Call for Details



**SALE PRICE:** Call for Details



**IN OPPORTUNITY ZONE**

**HISTORIC TAX CREDIT OPPORTUNITY:** Built in 1920



**AVAILABLE SPACE:**  
9,800 SF - 2 floors



**LOCATION:**  
Located along 3rd Avenue South less than 2 blocks from Red Mountain Theatre, Taziki's, Publix, Chipotle, Starbucks, UAB Hospital, Children's Hospital, Moe's Southwest Grill, Railroad Park and many more.

### DAYTIME POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 65,126 | 121,325 | 185,836 |

### HOUSEHOLD INCOME

| 1 Mile   | 3 Miles   | 5 Miles  |
|----------|-----------|----------|
| \$52,505 | \$100,992 | \$95,181 |

### WALKABILITY SCORE

Very Walkable

### TRAFFIC COUNTS

3rd Avenue South: ±9,395 AADT



JOHN TALLY

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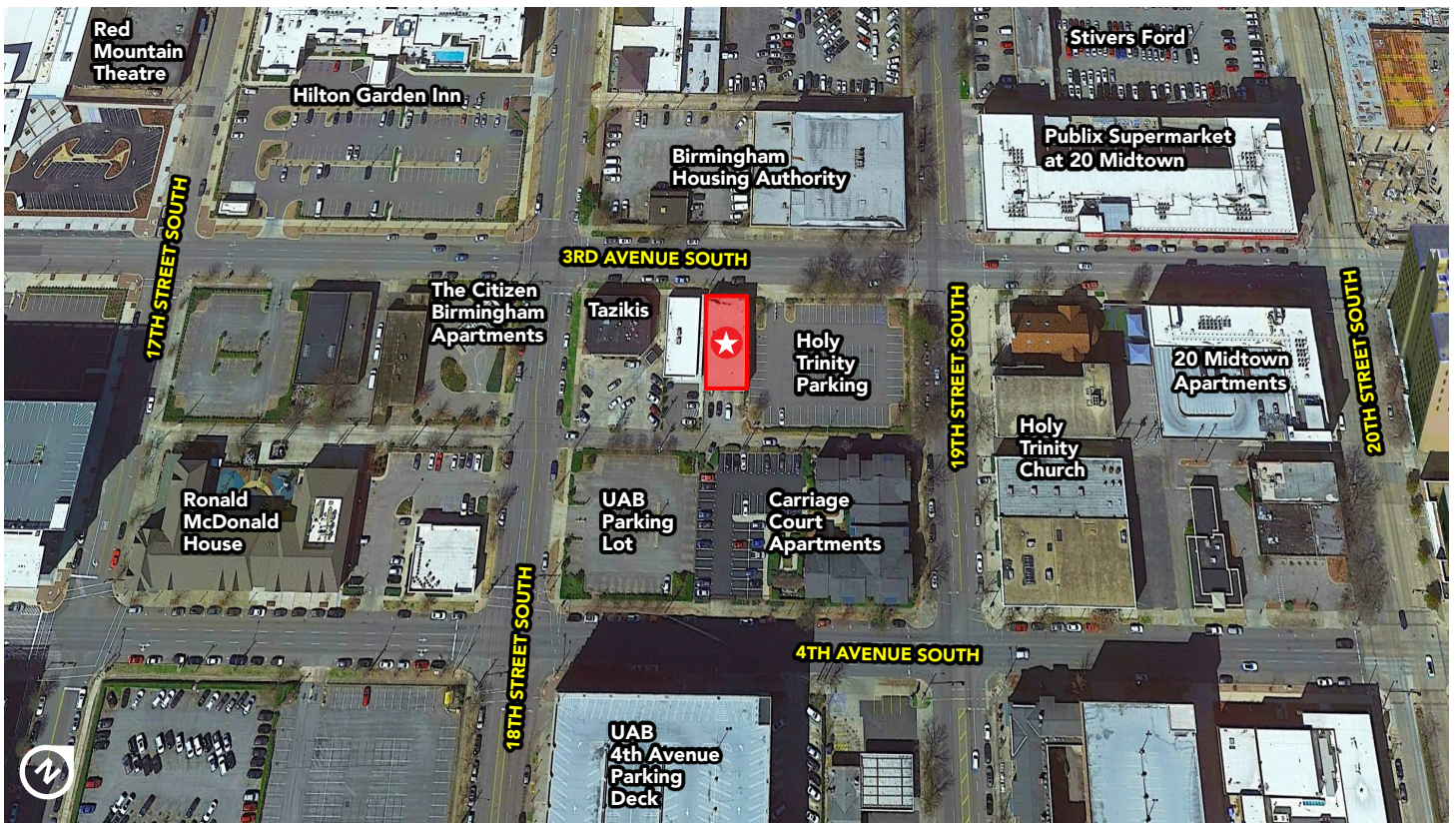
For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

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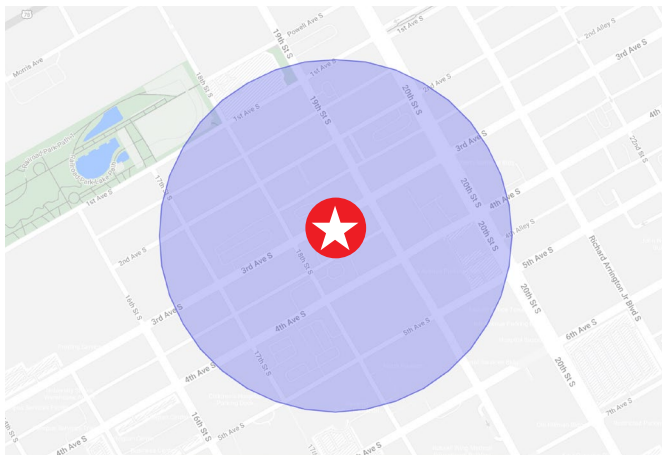
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## LOCATED IN THE HEART OF MIDTOWN - ONE OF BIRMINGHAM'S MOST ACTIVE CORRIDORS



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

|                 |             |
|-----------------|-------------|
| Visits          | 4.1M        |
| Visitors        | 966.7K      |
| Visit Frequency | 4.27x       |
| Avg Dwell Time  | 71 minutes  |
| Visitor Income  | \$75-\$100K |

**4.1M**  
VISITS

**\$75-\$100K**  
VISITOR INCOME

**966.7K**  
VISITORS



**HARBERT**  
REALTY SERVICES

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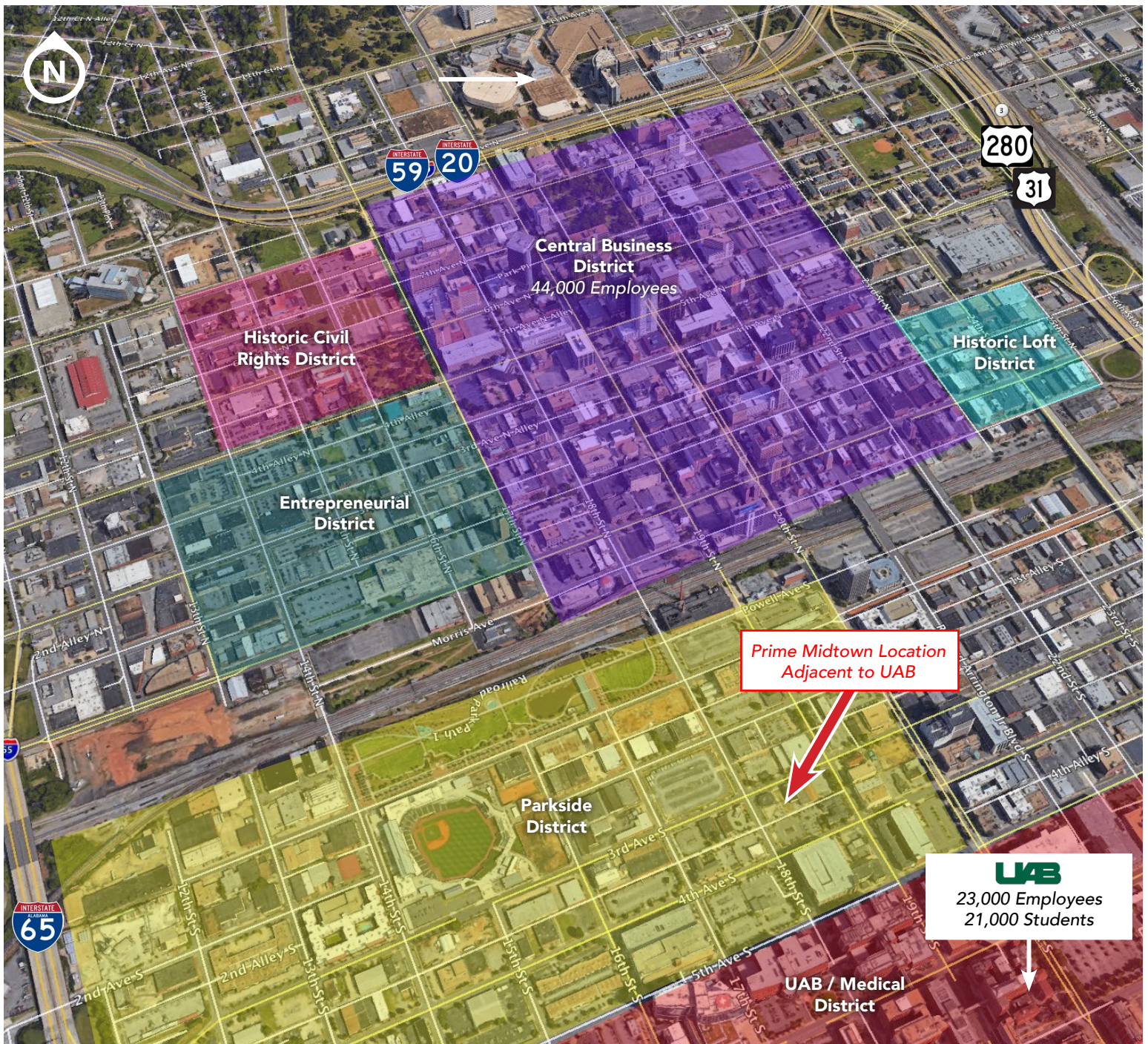
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