

Central Business District
44,000 Employees

Ascension
St. Vincent's

UAB

23,000 Employees
21,000 Students

morningstar
STORAGE

CAST IRON
VULCAN
PARK & MUSEUM

JEFCOED
JEFFERSON COUNTY BOARD OF EDUCATION

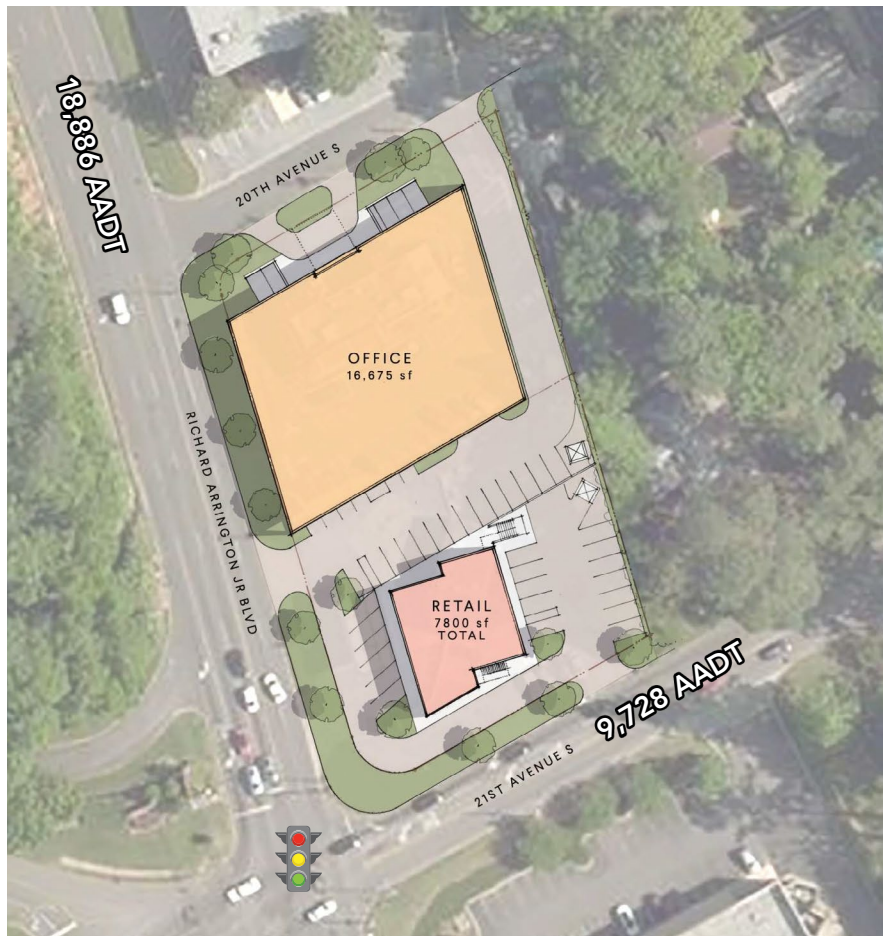
Walgreens

CORNER REDEVELOPMENT OPPORTUNITY

2001 & 2017 Richard Arrington Jr Blvd S | Birmingham, AL 35209

+/-1.168 Acre Parcel for Sale or
Ground Lease for Retail/Medical/
Office/Multifamily in Midtown Market

Former McDonald's and Vulcan Mini Mart site at signalized intersection of Richard Arrington Jr Blvd and 21st Ave S across from Vulcan Park. Centrally located between Central Business District, Mountain Brook and Homewood. Site is less than 3 miles from UAB, Ascension St Vincent's and Brookwood Baptist Medical Center and only 6 miles from Grandview Medical Center.



ASKING RATE:

Call for Pricing



SIZE:

1.168 total acres



ACCESS:

4 points of ingress/egress



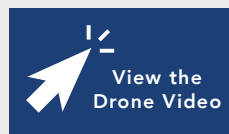
ZONING: B2



TRAFFIC:

Richard Arrington Blvd:
18,886 AADT

21st Ave S:
9,728 AADT



HARBERT
REALTY SERVICES

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

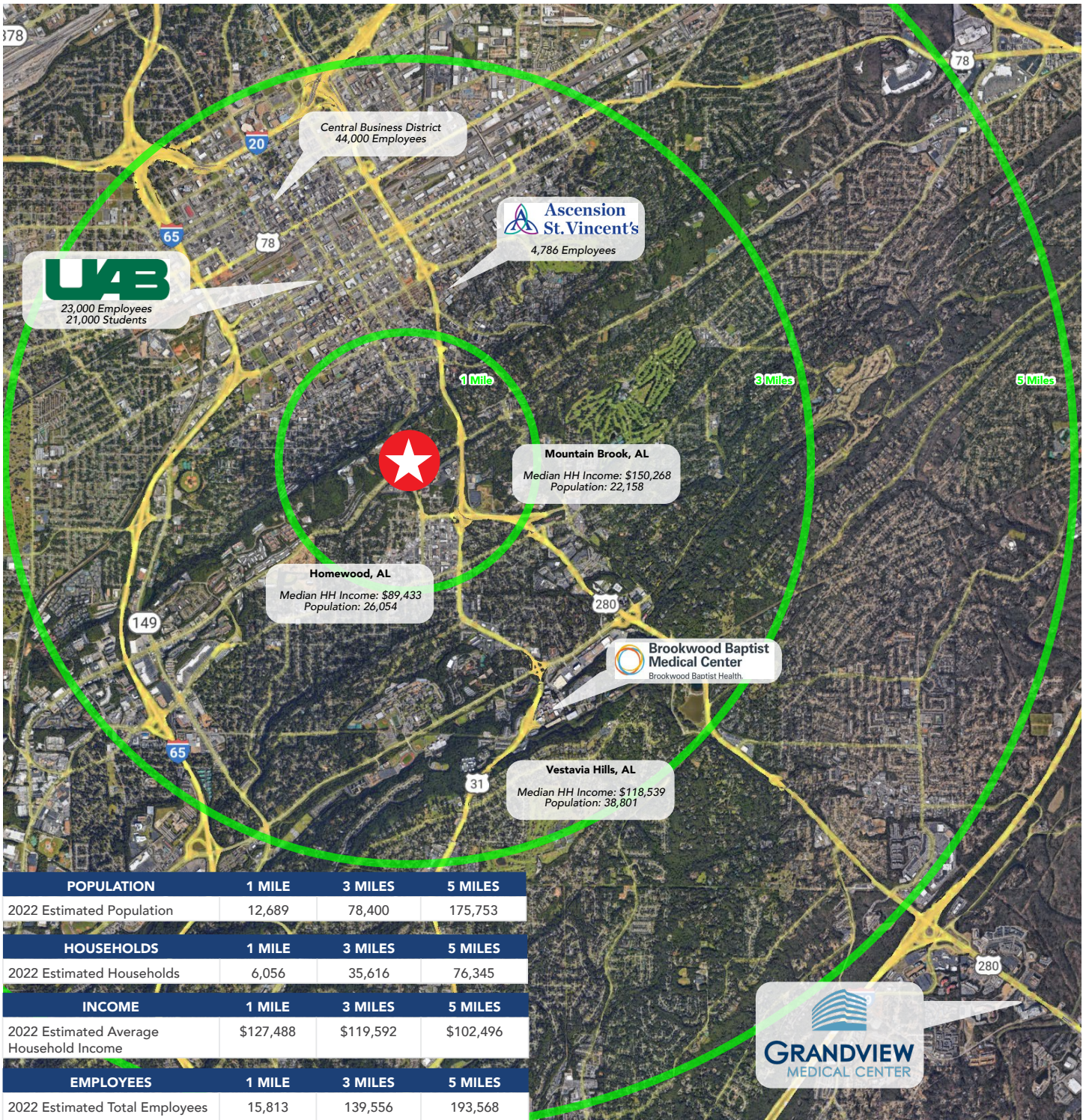
2 North 20th Street, #1700, Birmingham, AL 35203

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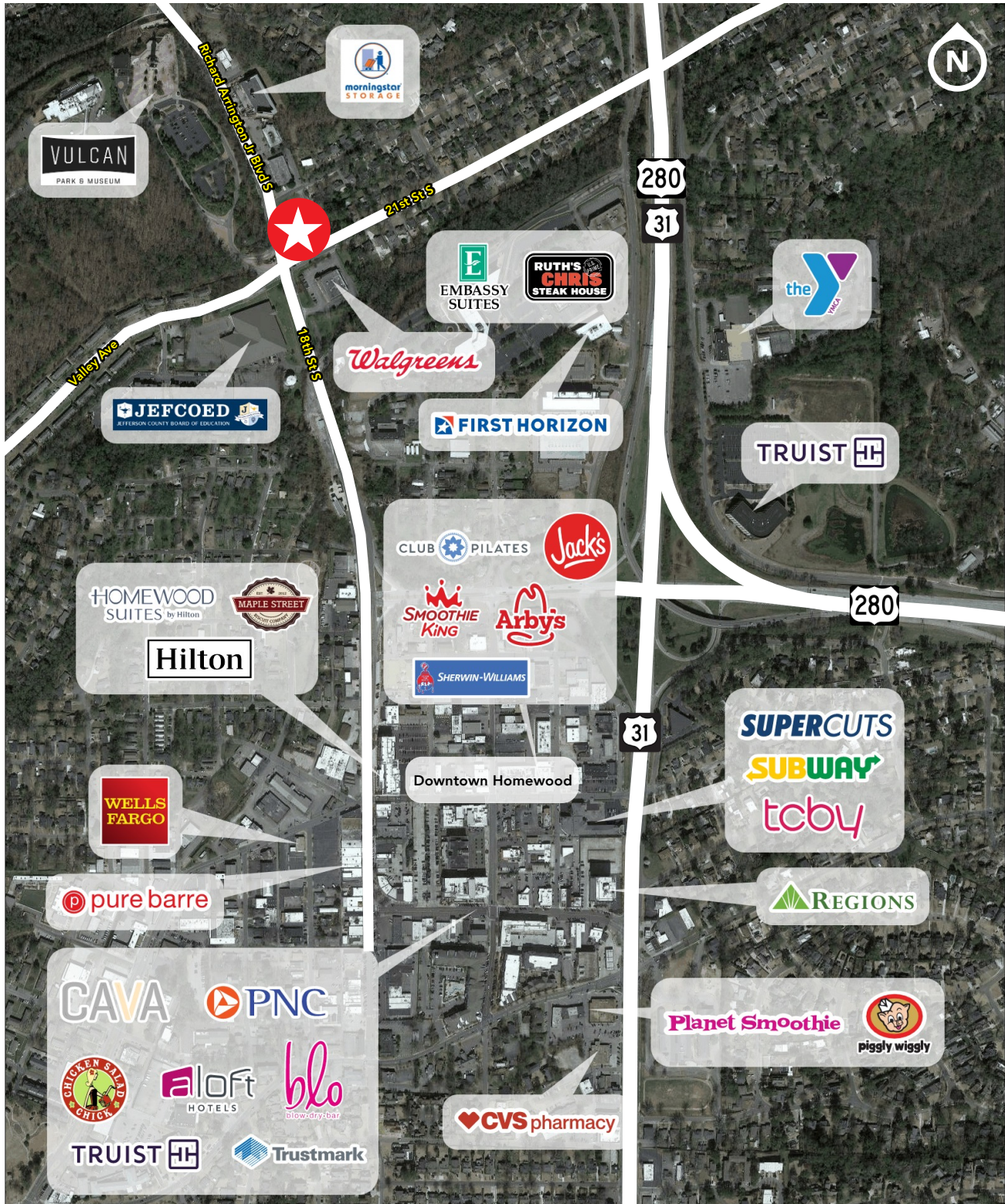
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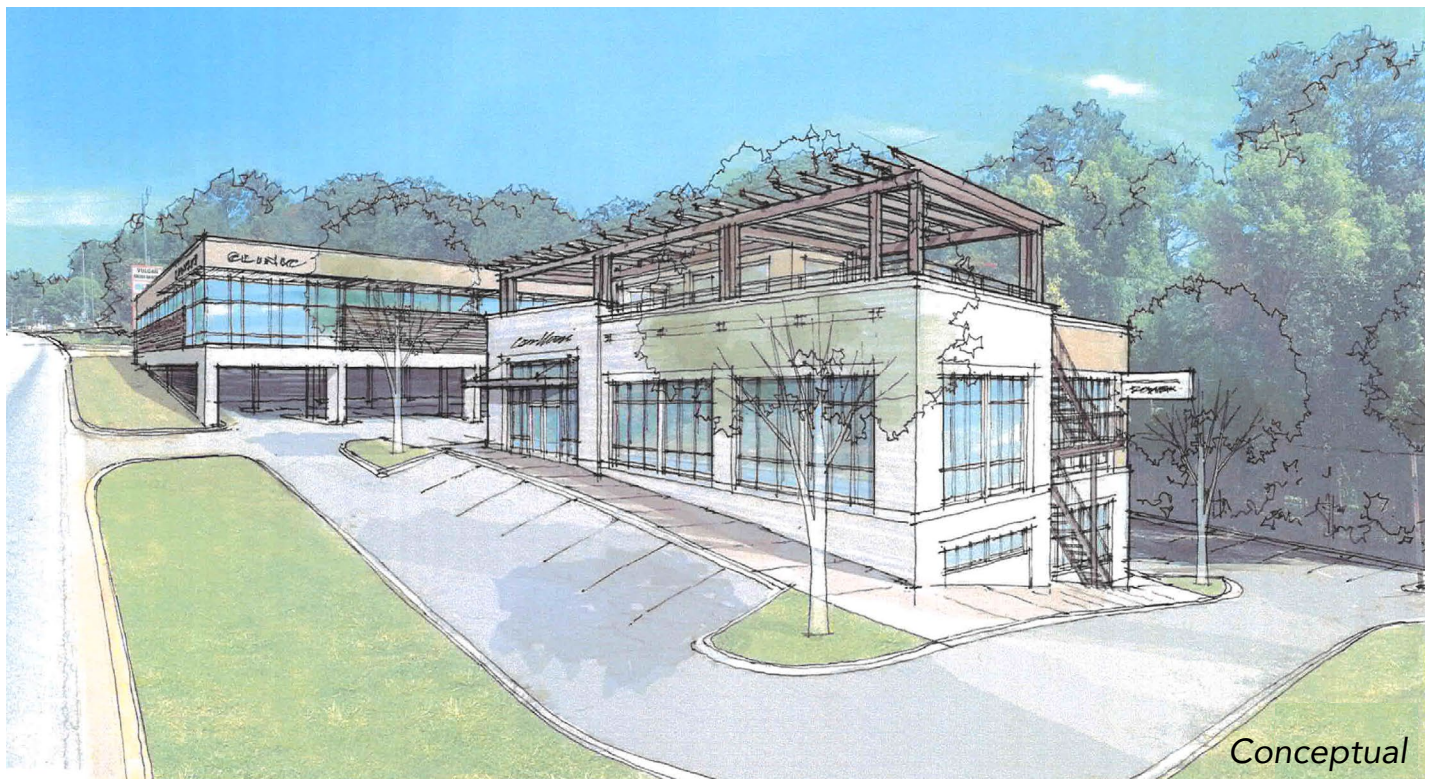
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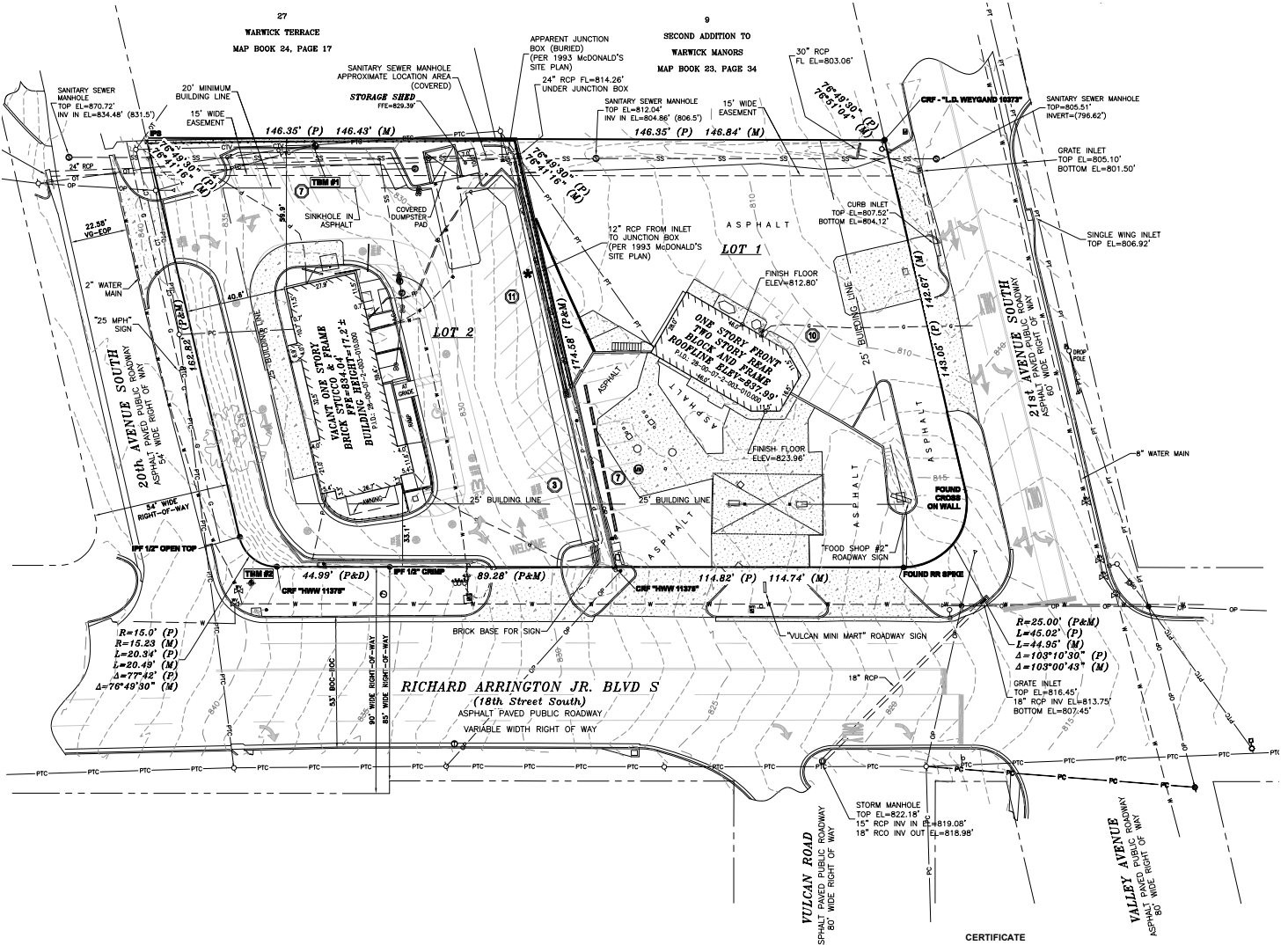
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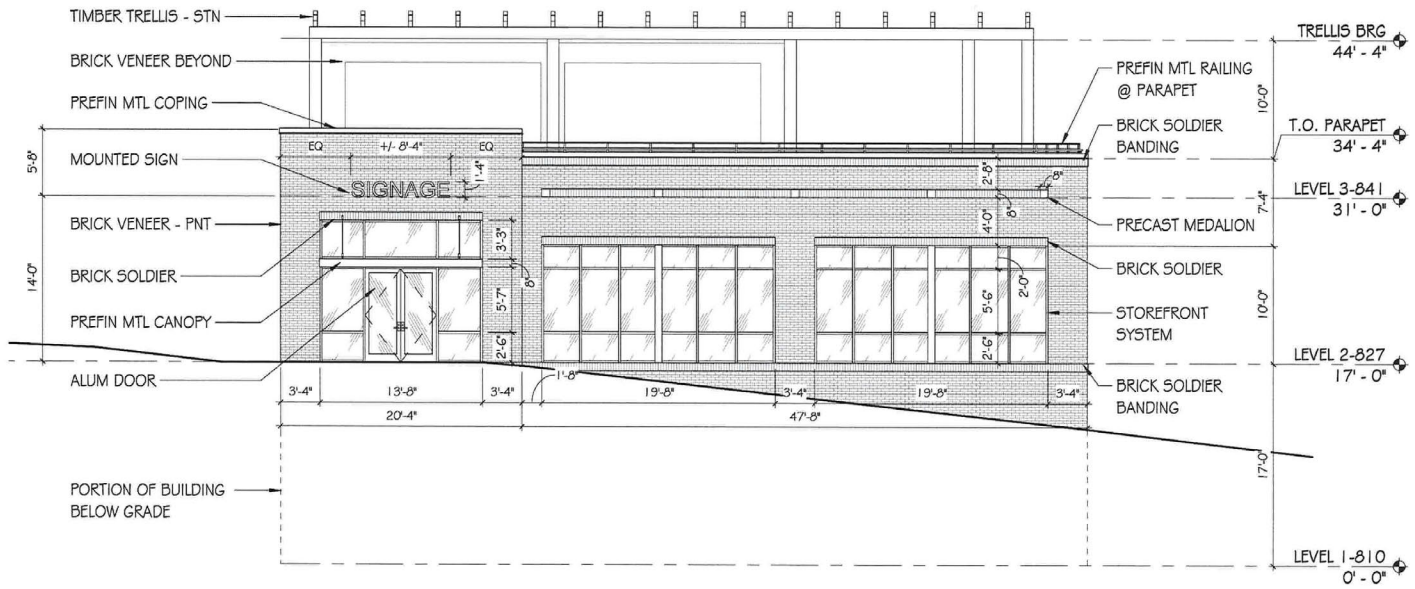
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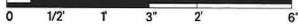
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RETAIL CONCEPTUAL

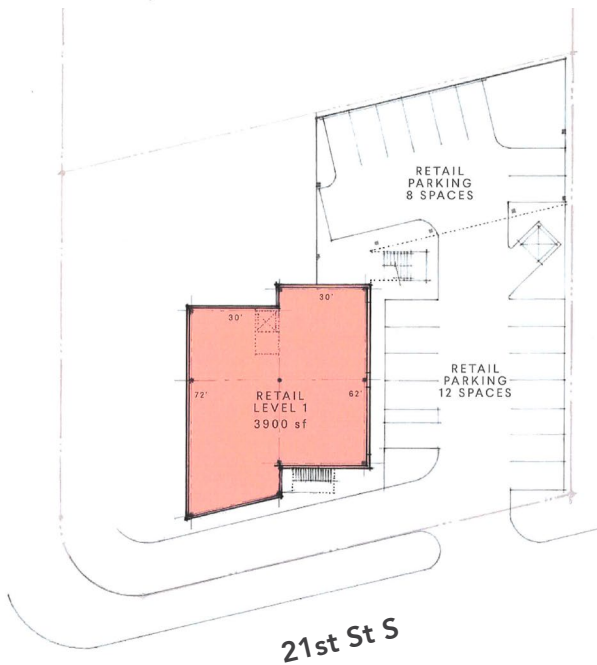


WEST ELEVATION

SCALE: 1/8" = 1'-0"

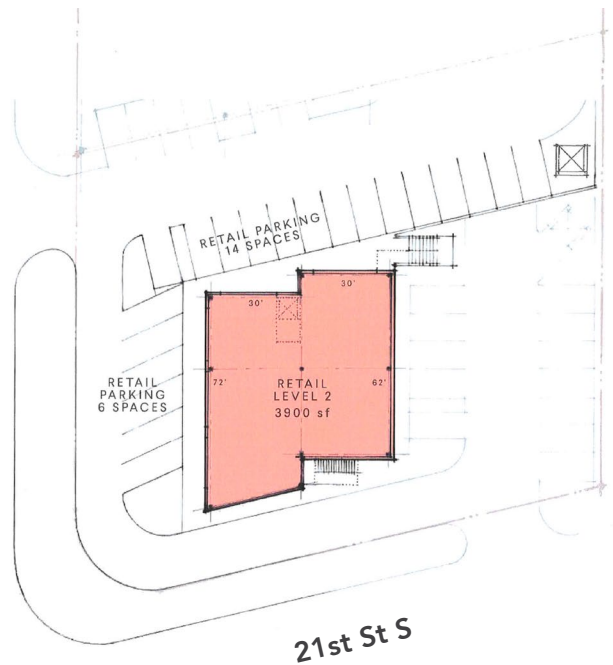


Richard Arrington Jr Blvd S



Lower Level

Richard Arrington Jr Blvd S



Upper Level



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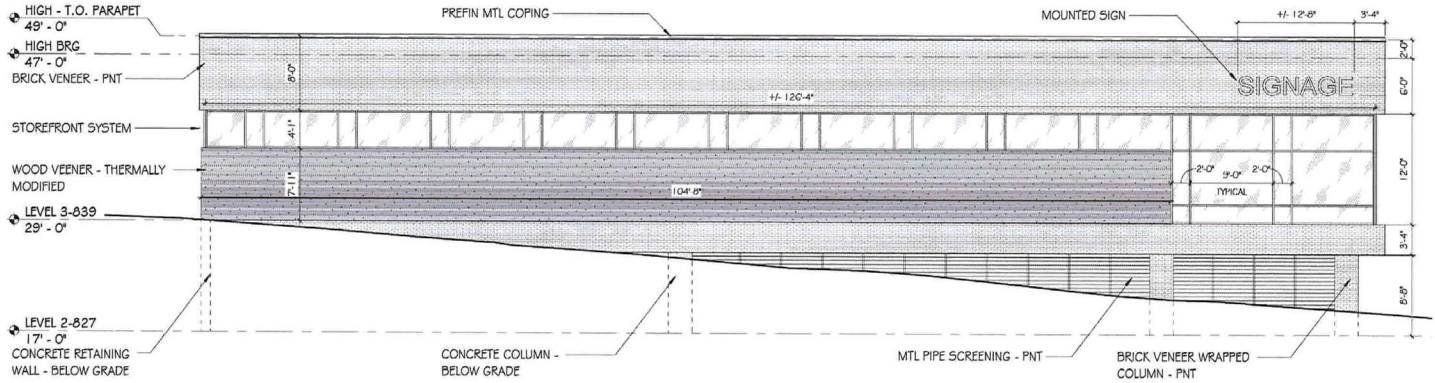
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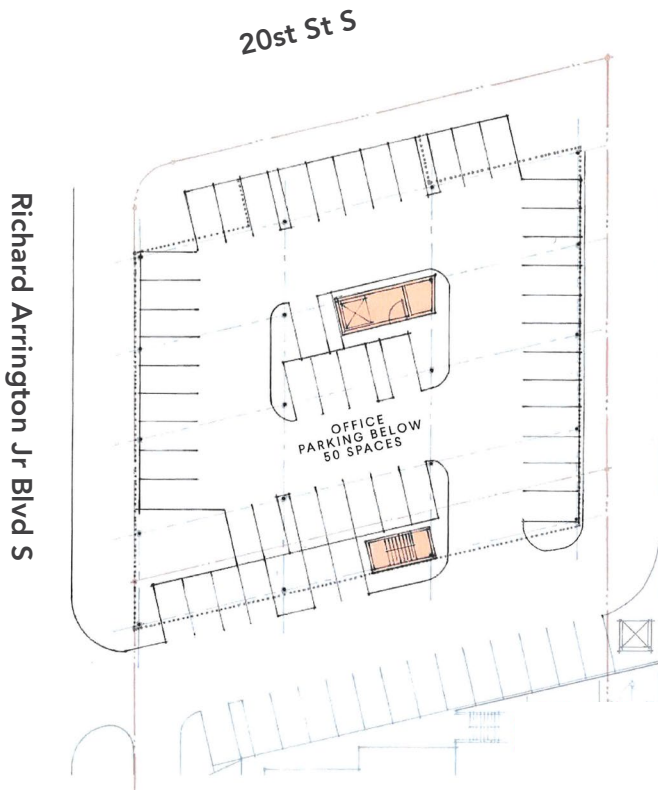
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OFFICE CONCEPTUAL

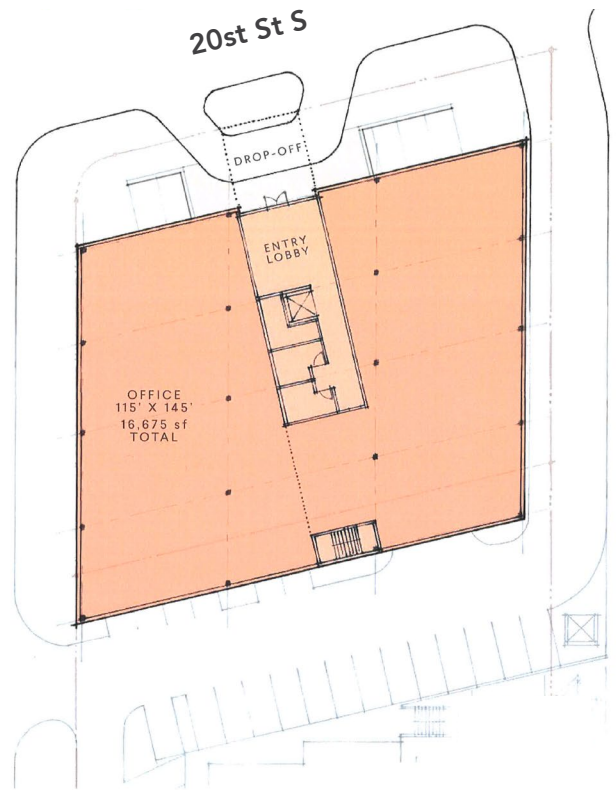


WEST ELEVATION

SCALE: 1/8" = 1'-0"



Lower Level Parking



Upper Level Office



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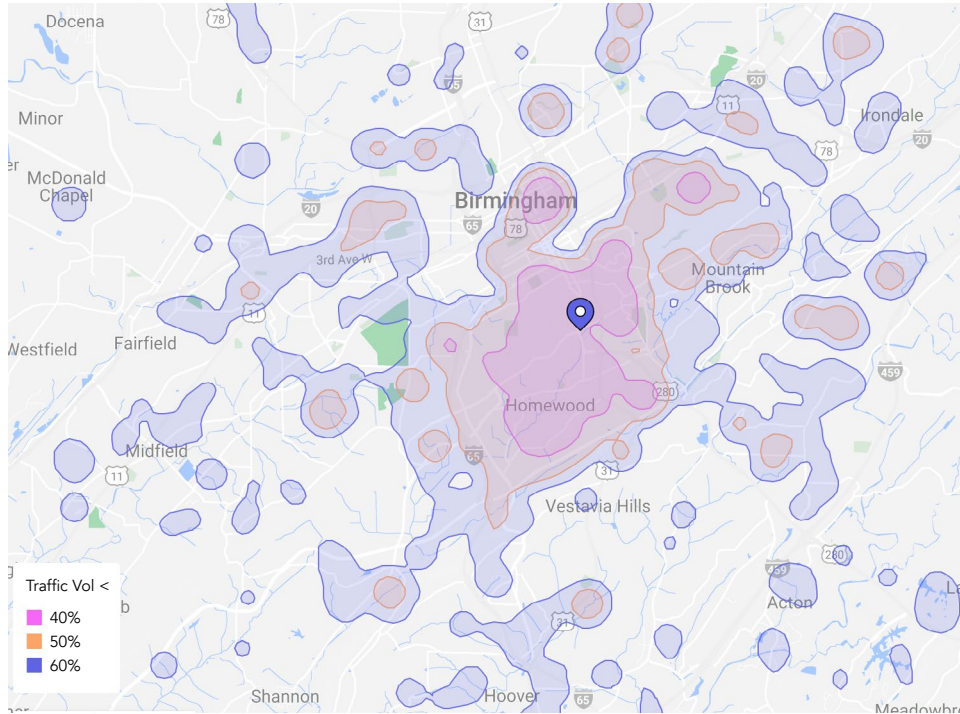
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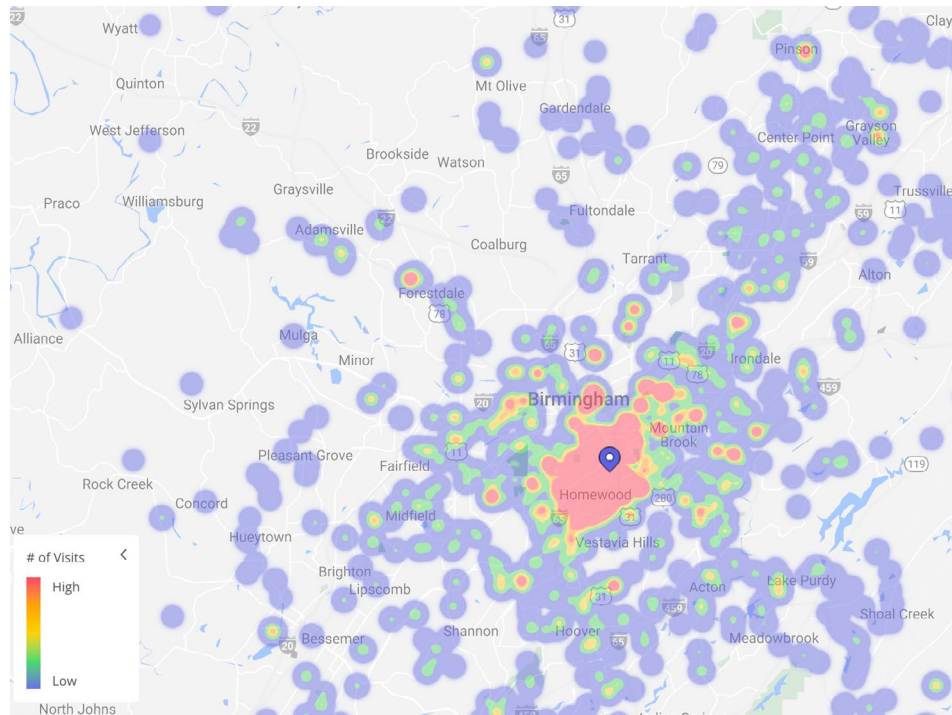
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Traffic Volume



of Visits



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Ring: 3 mile radius

Summary Demographics	Census 2010		2022		2027	
Population	75,674		78,400		79,198	
Households	33,885		35,616		36,273	
Families	15,305		15,156		15,257	
Average Household Size	2.03		1.99		1.97	
Owner Occupied Housing Units	14,606		15,281		15,430	
Renter Occupied Housing Units	19,279		20,335		20,843	
Median Age	32.5		34.2		34.5	
Trends: 2022 - 2027 Annual Rate	Area		State		National	
Population	0.20%				0.77%	
Households	0.37%				0.75%	
Families	0.13%				0.68%	
Owner HHs	0.19%				0.92%	
Median Household Income	4.05%				2.70%	
Population Summary						
2000 Total Population			78,614		78,614	
2010 Total Population			75,674		75,674	
2022 Total Population			78,400		78,400	
2022 Group Quarters			7,593		7,593	
2027 Total Population			79,198		79,198	
2018-2023 Annual Rate			0.20%		0.20%	
2022 Total Daytime Population			193,106		193,106	
Workers			154,621		154,621	
Residents			38,485		38,485	
Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	40,532	100.0%	41,527	100.0%	42,228	100.0%
Occupied	33,885	83.6%	35,616	85.8%	36,273	85.9%
Owner	14,606	36.0%	15,281	36.8%	15,430	36.5%
Renter	19,279	47.6%	20,335	49.0%	20,843	49.4%
Vacant	6,647	16.4%	5,911	14.2%	5,955	14.1%
Owner Occupied Housing Units by Value			2022		2027	
			Number	Percent	Number	Percent
Total			15,275	100.0%	15,424	100.0%
<\$50,000			263	1.7%	142	0.9%
\$50,000-\$99,999			662	4.3%	195	1.3%
\$100,000-\$149,999			486	3.2%	290	1.9%
\$150,000-\$199,999			1,263	8.3%	758	4.9%
\$200,000-\$249,999			1,224	8.0%	924	6.0%
\$250,000-\$299,999			945	6.2%	752	4.9%
\$300,000-\$399,999			2,098	13.7%	1,751	11.4%
\$400,000-\$499,999			1,721	11.3%	1,746	11.3%
\$500,000-\$749,999			2,980	19.5%	4,138	26.8%
\$750,000-\$999,999			2,777	18.2%	4,013	26.0%
\$1,000,000-\$1,499,999			619	4.1%	514	3.3%
\$1,500,000-\$1,999,999			175	1.1%	188	1.2%
\$2,000,000+			62	0.4%	13	0.1%
Median Value			\$440,471		\$569,720	



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