

REDEVELOPMENT SITE FOR SALE OR GROUND LEASE

3921, 4003, & 4011 1st Ave North

Redevelopment opportunity on 1st Ave North and 41st St in Avondale with a high visibility

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	5,161	63,070	151,214
EMPLOYEES	1 MILE	3 MILES	5 MILES
2022 Estimated Total Employees	12,623	90,917	151,524
INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Avg HH Income	\$73,105	\$119,376	\$113,756



PRICE:
Call For Pricing



SIZE:
56,628 SF
1.3 acres



DETAILS:

- Highly visible site at the main intersection in North Avondale.
- Easy access to all major thoroughfares
- 1.5 miles from CBD
- Zoned M-1



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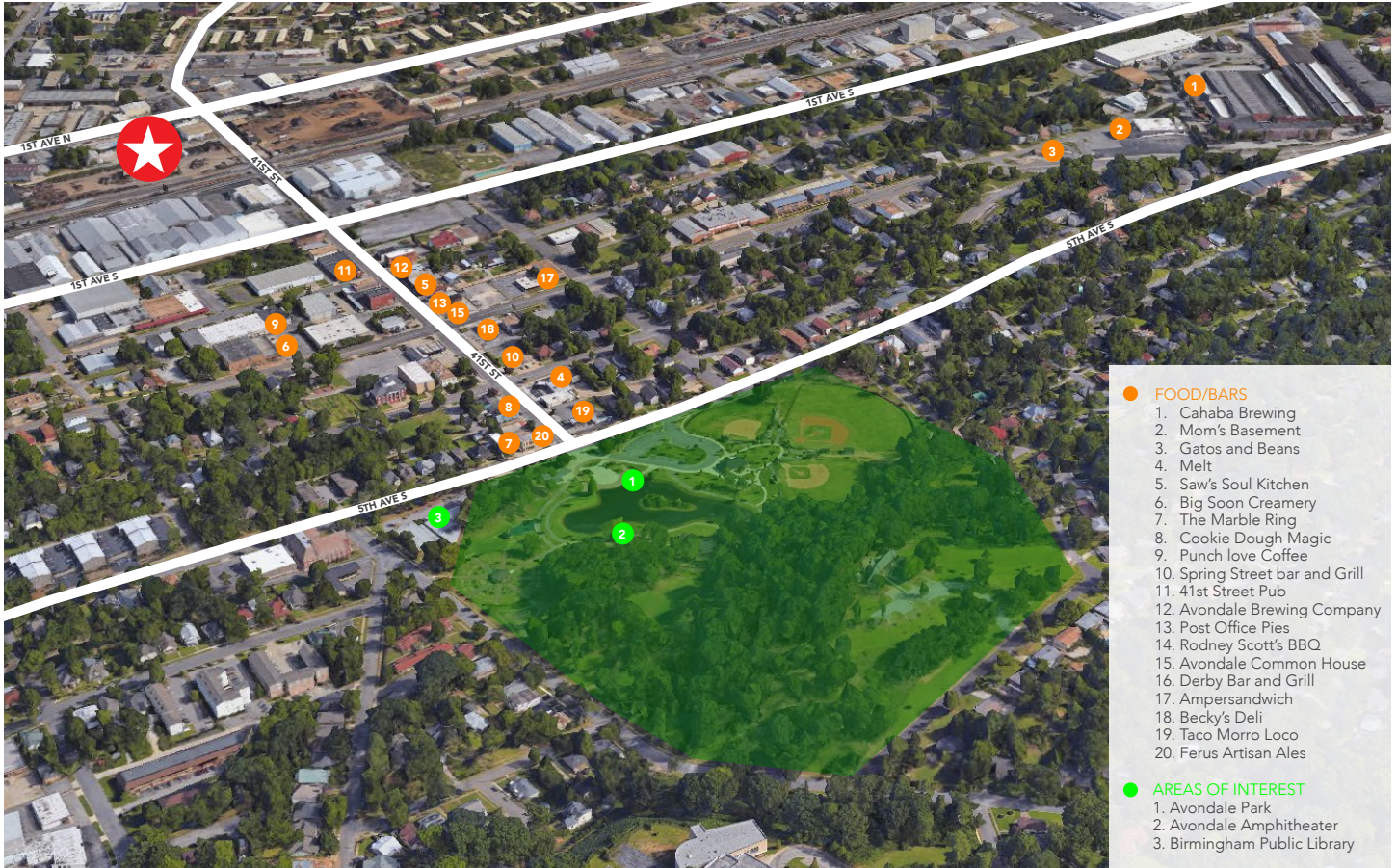
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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- **FOOD/BARS**
 1. Cahaba Brewing
 2. Mom's Basement
 3. Gatos and Beans
 4. Melt
 5. Saw's Soul Kitchen
 6. Big Soon Creamery
 7. The Marble Ring
 8. Cookie Dough Magic
 9. Punch love Coffee
 10. Spring Street bar and Grill
 11. 41st Street Pub
 12. Avondale Brewing Company
 13. Post Office Pies
 14. Rodney Scott's BBQ
 15. Avondale Common House
 16. Derby Bar and Grill
 17. Ampersandwich
 18. Becky's Deli
 19. Taco Morro Loco
 20. Ferus Artisan Ales

- **AREAS OF INTEREST**
 1. Avondale Park
 2. Avondale Amphitheater
 3. Birmingham Public Library



City Center Major Employers

Uptown/BICC Protective Stadium

Central Business District 44,000 Employees

Parkside District

REGIONS FIELD

UAB Campus/Hospital 23,000 Employees 21,000 Students

Glen Iris

Five Points South

Homewood Average Household Income: \$91,696 Average Home Value: \$362,922

Mountain Brook Average Household Income: \$191,491 Average Home Value: \$684,418

Ascension St. Vincent's Hospital 4,786 Employees

Highland Park

Highland Park Golf Course

Forest Park

Avondale

Lakeview

Birmingham-Shuttlesworth International Airport

4 min 17 Miles to Red Mtn Expy



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