

FOR LEASE

1304 2nd Ave S

Birmingham, AL 35233



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,000 SF

PROPERTY DETAILS

- 5,000 SF of open space available
- Perfect for retail, entertainment or restaurant space
- Directly adjacent to popular Tortugas Pizza and Good People Brewing Company
- Rare opportunity to be a part of Birmingham's most rapidly developing entertainment district with 1,200 residential units and nearby UAB campus
- Steps away from Regions field and Railroad Park

SETH BERRY, SIOR

205.369.0809

sb@shanwalt.com

**WE LOVE
REAL ESTATE**