

ALL GOOD BEVERAGE CO.

3501 1st Ave S, Birmingham, AL 35222

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Modern office space available for lease on the 2nd floor adjacent to All Good Beverage Co along the rotary trail extension. Originally redeveloped as M2 in 2019.

PROPERTY HIGHLIGHTS

- Full Service Lease Rate
- Ample Daytime Parking
- Sandwich shop and taproom directly adjacent to the space with outdoor seating.
- Rotary Trail Extension straight out the front door.
- Walk to Avondale or Pepper Place

JOHN TALLY

Principal and Qualifying Broker
205.757.0237
John@tallybhm.com



OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (Full Service)
Available SF:	2,259 - 2,357 SF
Lot Size:	351,856 SF
Building Size:	95,468 SF

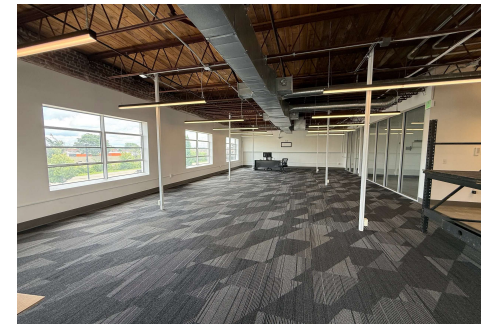
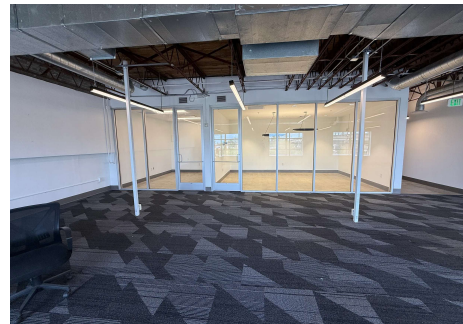
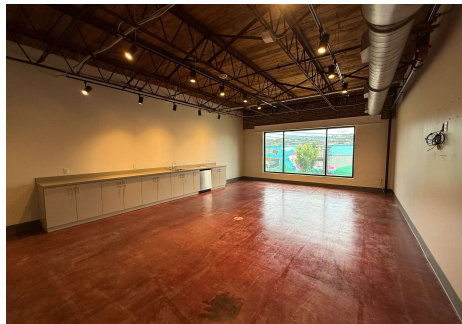
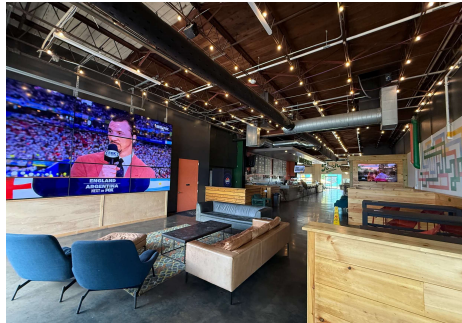
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	697	3,473	10,059
Total Population	953	5,854	17,991
Average HH Income	\$114,003	\$101,292	\$102,064

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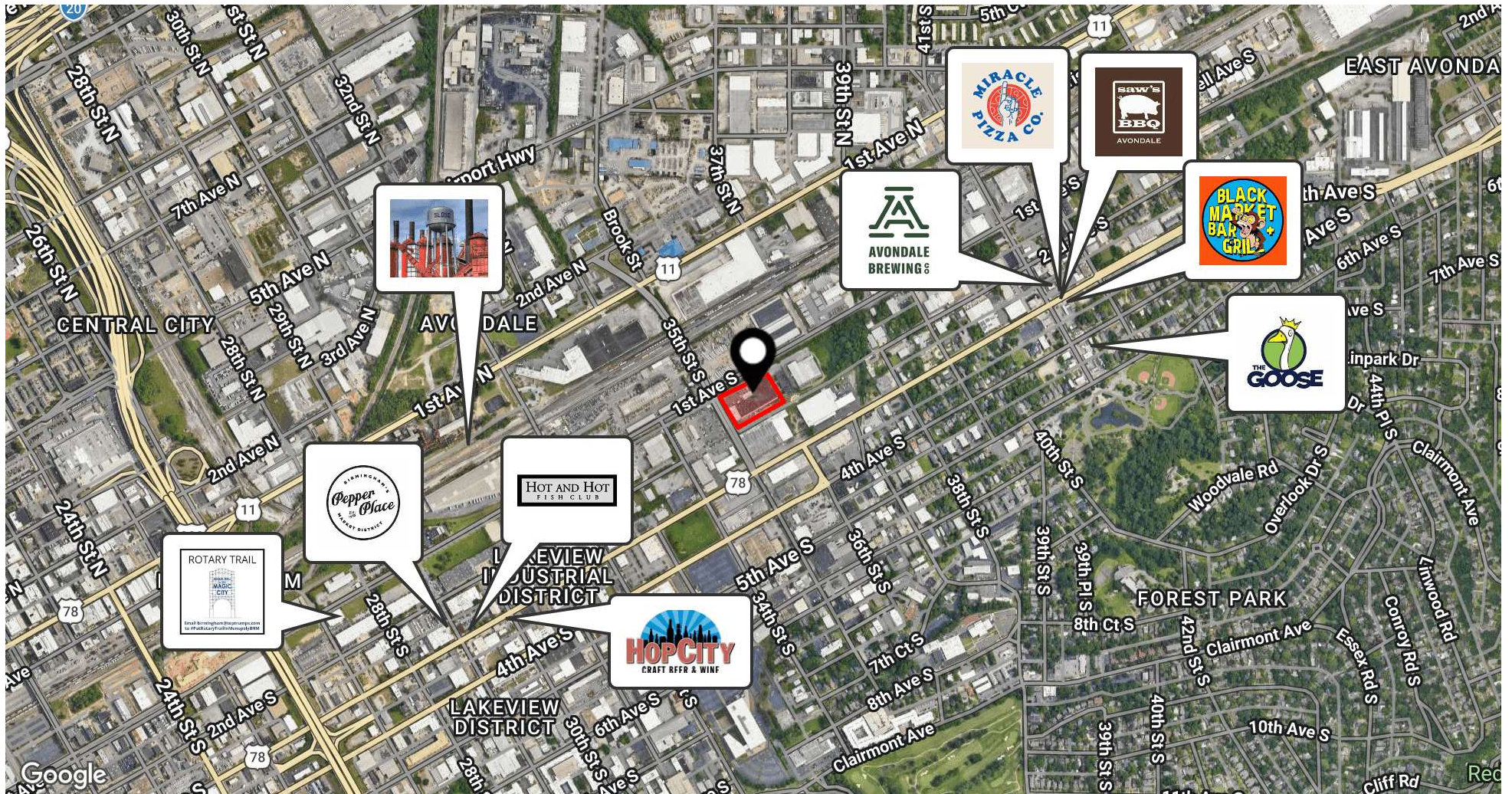
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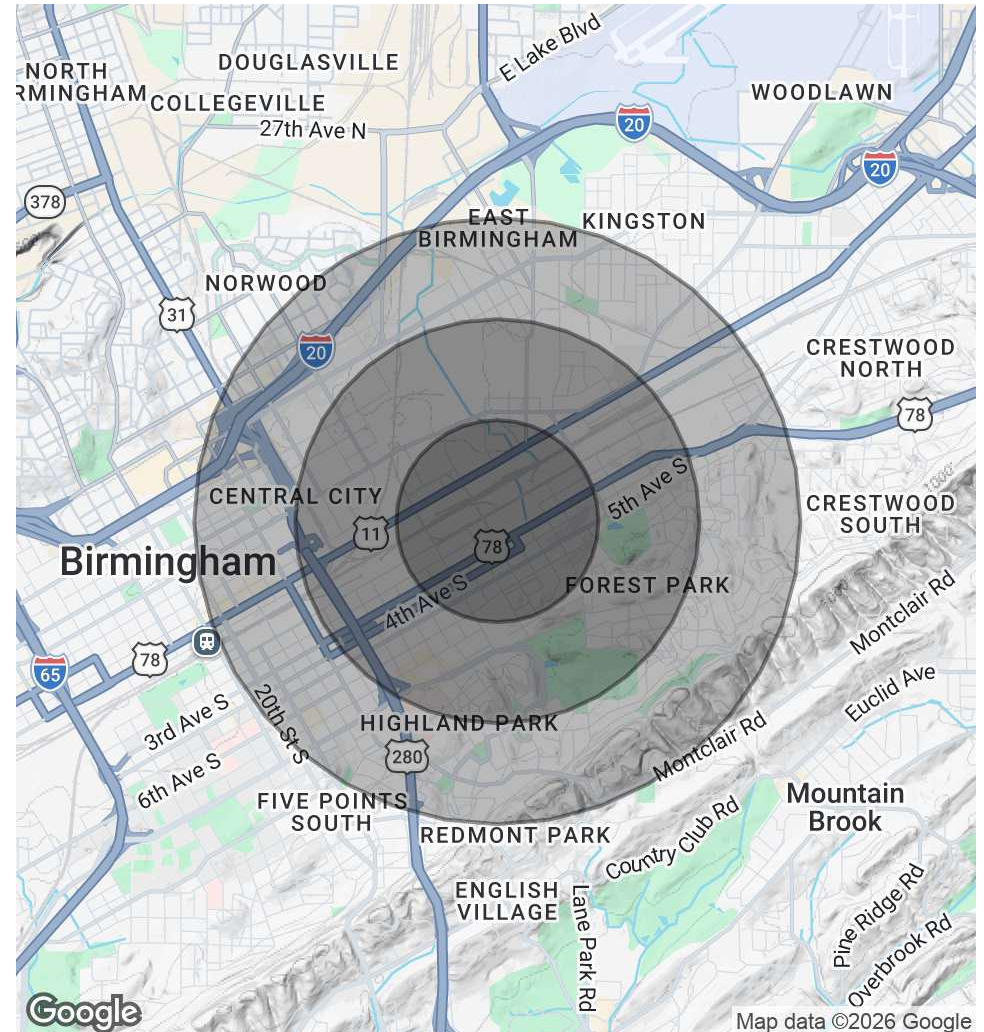
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	953	5,854	17,991
Average Age	33.6	33.4	37.1
Average Age (Male)	36.3	36.8	37.0
Average Age (Female)	32.8	33.6	37.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	697	3,473	10,059
# of Persons per HH	1.4	1.7	1.8
Average HH Income	\$114,003	\$101,292	\$102,064
Average House Value	\$203,967	\$384,542	\$444,727

2023 American Community Survey (ACS)



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