

FORMER ALABAMA CENTRAL CREDIT UNION

3601 4th Ave S, Birmingham, AL 35222



OFFERING SUMMARY

Sale Price: \$1,500,000

Lease Rate: \$12/SF
NNN

Building Size: 15,920 SF

Year Built: 1966

Zoning: M1

Video: [Click Here](#)

PROPERTY OVERVIEW

This 15,920-square-foot building, formerly home to Alabama Central Credit Union, presents an exceptional opportunity for office or flex space investment. Zoned M1, the property offers unmatched versatility, accommodating a wide range of professional and light industrial applications. Its adaptable layout is ideal for offices, creative workspaces, or light industrial operations, making it a flexible solution for modern business needs. Thoughtfully designed and well-maintained, the building provides a strong foundation for customization and redevelopment. Located in the thriving Birmingham area, this property is an excellent choice for investors seeking a versatile asset with long-term potential. Whether for owner-occupancy or leasing, it is well-positioned to meet the demands of a diverse range of professional endeavors.

PROPERTY HIGHLIGHTS

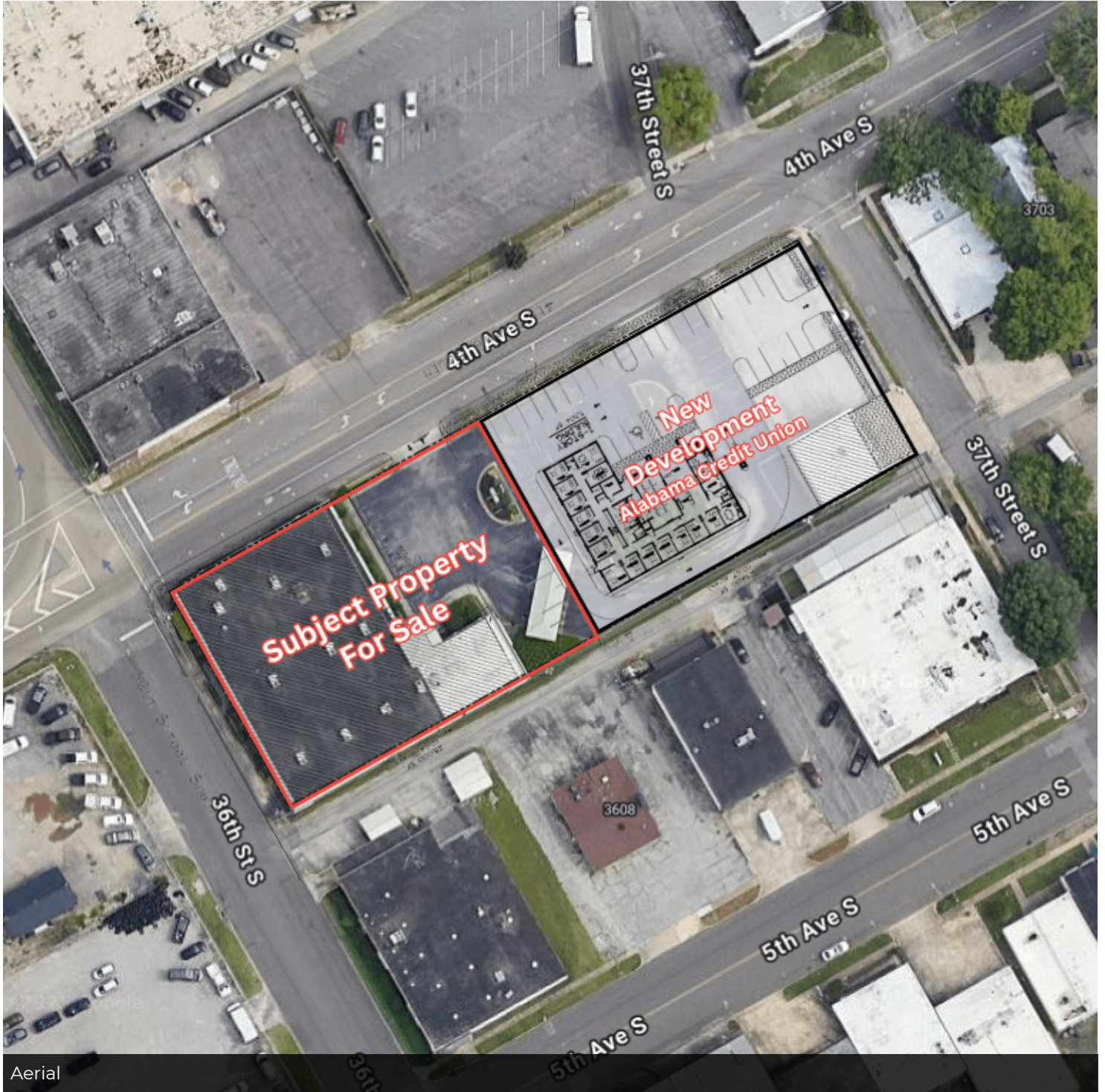
- Adaptable design for various professional uses.
- Well-maintained property with customization potential.
- Located in downtown Birmingham with excellent accessibility.
- Ideal for office or light industrial operations.
- Strong investment for occupancy or leasing income.

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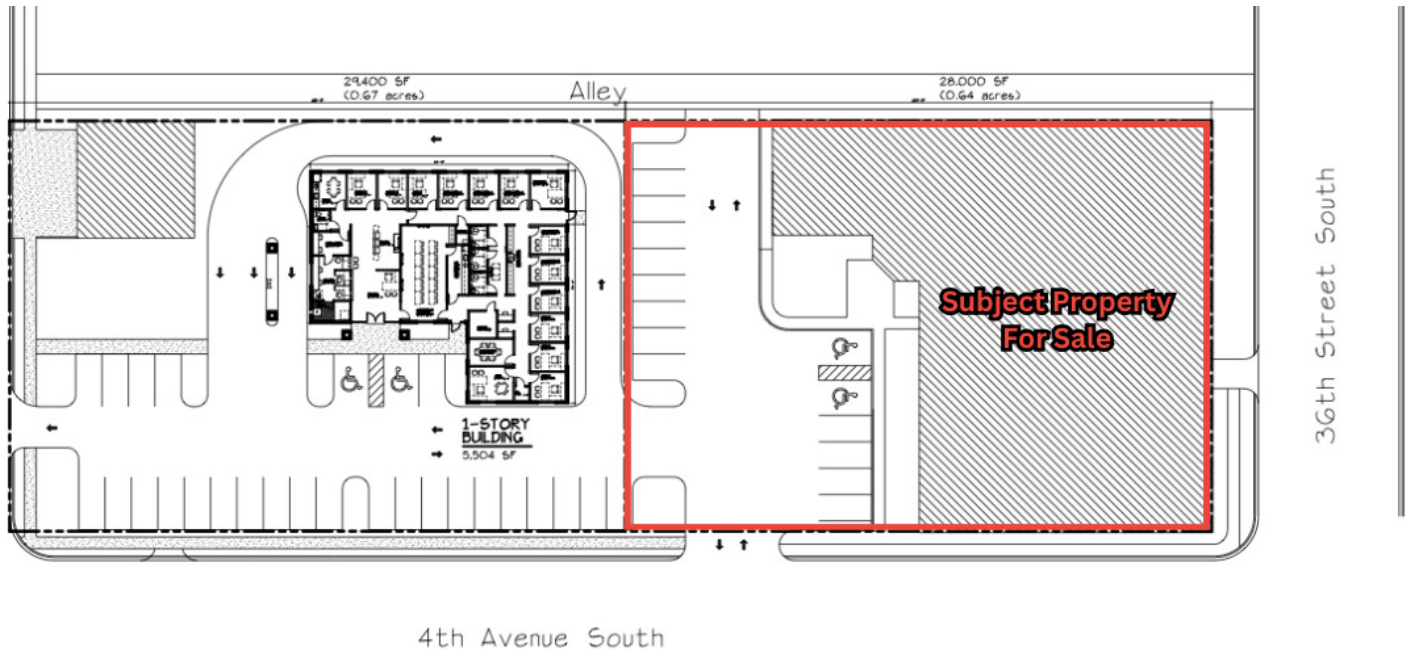
Aerial

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Site Plan



New Development Rendering

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Front Entrance



Loading Door (Access on 36th Street South)

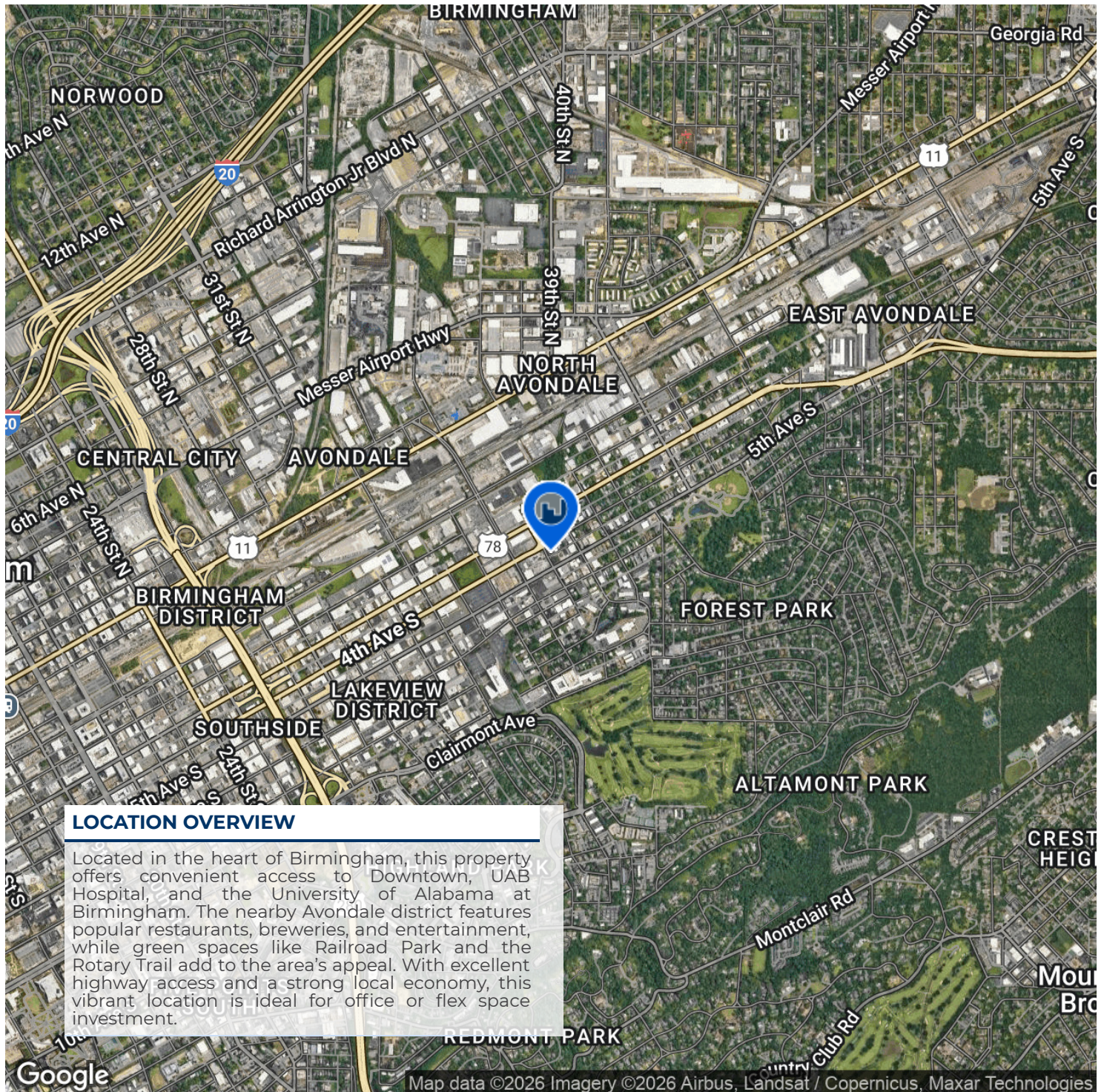
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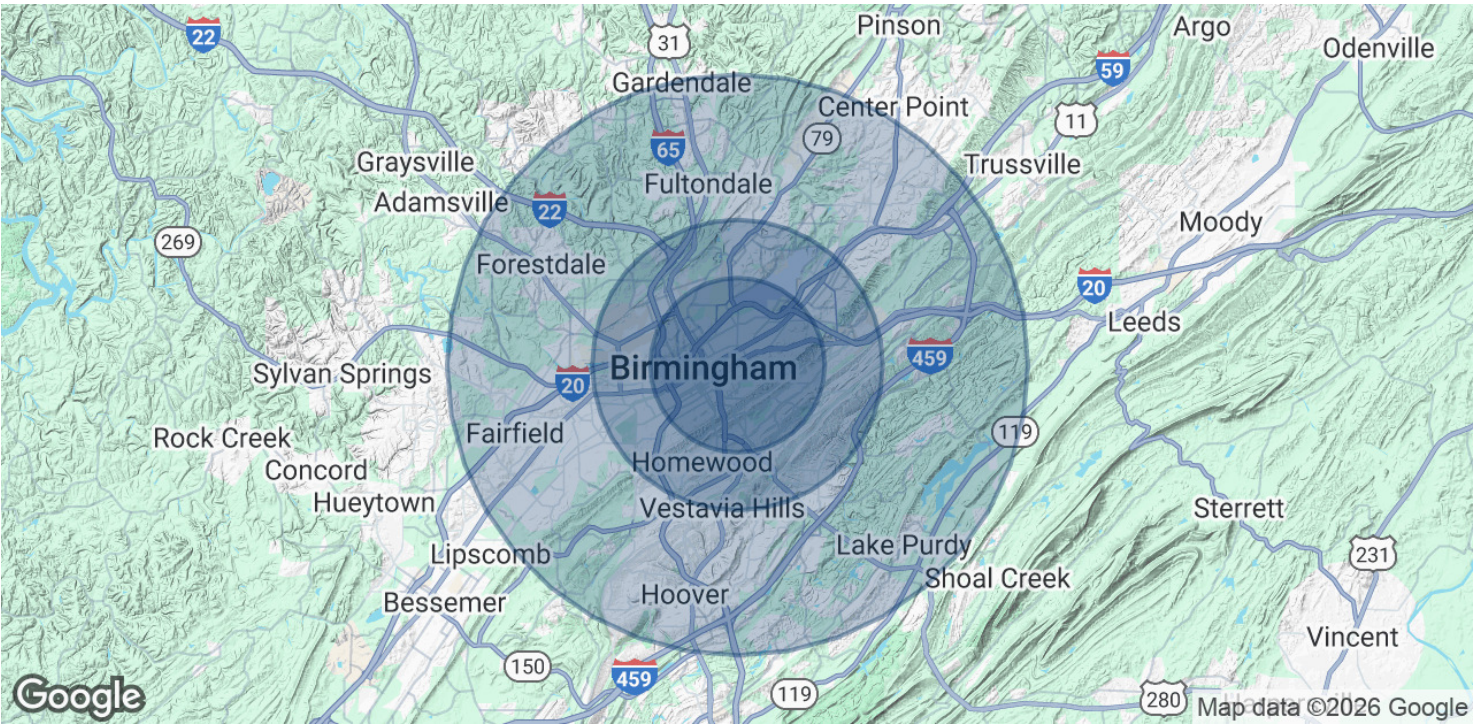


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	66,994	156,310	430,035
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,063	66,859	181,214
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$97,312	\$96,962	\$99,890
Average House Value	\$452,931	\$401,220	\$346,786

Demographics data derived from AlphaMap

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