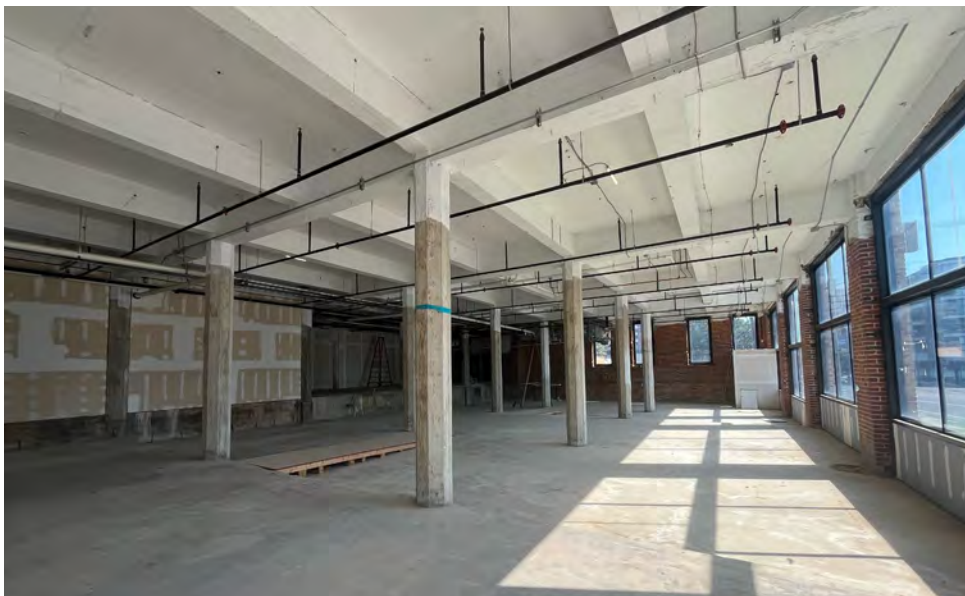




# OFFICE/RETAIL/RESTAURANT FOR LEASE

Printers Corner - 201 18th Street South, Birmingham, AL

Commercial Space For Lease at Prominent Parkside Corner



**LEASE RATE:**  
Call For Pricing



**AVAILABILITY:**  
Suite 102 - ±1,622 SF  
Suite 103 - ±3,300 SF  
Combined - ±4,922 SF



**DETAILS:**

- Prominent corner location in the center of highly active Parkside District
- 14,000+ residents within 1 mile and Six (6) residential condos upstairs
- Walking distance to Railroad Park, Regions Field, UAB, Children's Hospital, and thousands of established residential units
- ±1,622 SF Retail/Office space
- ±3,300 SF Restaurant space with grease trap in place
- Can be combined to 4,922 SF
- Street parking and potential for nearby surface parking
- Traffic Counts:
  - 18th Street South: 3,903 AADT
  - 2nd Ave South: 2,257 AADT



**HARBERT**  
RETAIL

WEST HARRIS

wharris@harbertrealty.com | 205.458.8127

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

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Birmingham's **Parkside District** is a vibrant hub of activity, nestled in the heart of the city's Southside. This mixed-use neighborhood has undergone a remarkable transformation in recent years, boasting a blend of historic charm and modern amenities. Anchored by the stunning Railroad Park and Regions Field, Parkside offers a variety of attractions, including trendy restaurants, bustling bars, and unique shops. The district's proximity to UAB and Children's Hospital contributes to its lively atmosphere, making it a popular destination for both residents and visitors alike.



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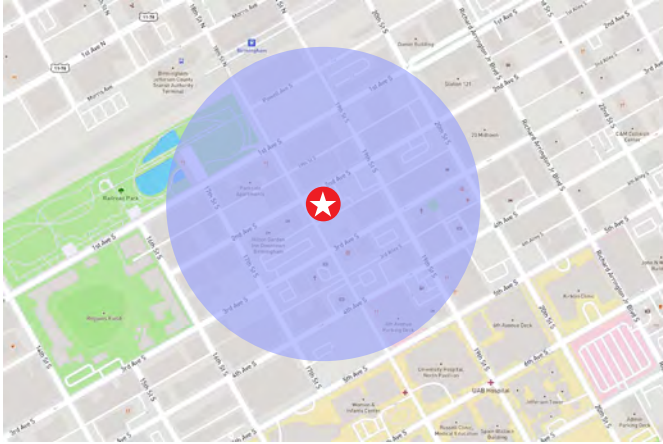
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## LOCATED IN HIGHLY ACTIVE PARKSIDE DISTRICT



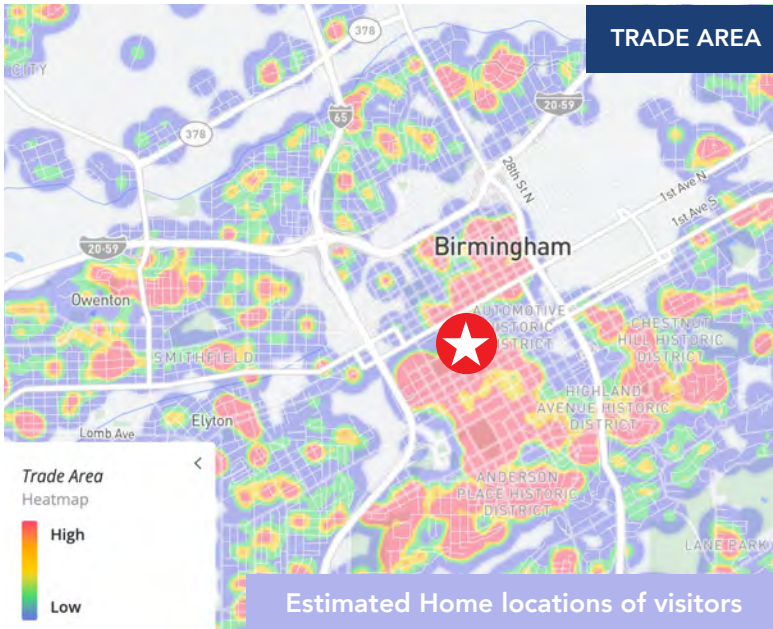
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	473.1K
Visit Frequency	2.99x
Avg Dwell Time	99 minutes

**1.4M**  
VISITS

**\$93K+**  
AVG HH INCOME  
WITHIN .5 MILES

**473.1K**  
VISITORS



### 1,3,5 MILE DEMOGRAPHICS

POPULATION	.5 MILE	1 MILES	1.5 MILES
2024 Estimated Population	3,901	14,088	26,200

INCOME	.5 MILE	1 MILES	1.5 MILES
2024 Estimated Avg HH Income	\$93,469	\$82,403	\$86,619

EMPLOYEES	.5 MILE	1 MILES	1.5 MILES
2024 Estimated Employees	16,539	46,118	61,927



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18th Street South



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