

**For Lease**

2000 2nd Avenue South | Birmingham, AL 35233



THE  
ELLISON





View of Downtown Birmingham from Vulcan

# THE ELLISON

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The Ellison at 2000 2nd Avenue S is a prominent component of an upscale mixed-use development in downtown Birmingham's thriving Midtown district. The property features prime street-level retail with excellent visibility and accessibility, complemented by private employee parking and free public parking in a convenient rear deck. Its modern design and central location place it within one of the city's most active and walkable corridors.

The development is anchored by a strong mix of co-tenants, including UAB Urgent Care, Avadian Credit Union, Highlands Package Store, and City Bowls, creating steady daily traffic and a built-in customer base. It also benefits from proximity to a dense concentration of national and regional retailers and dining options, further reinforcing its position within a vibrant and highly sought-after retail environment.

## THE ELLISON RETAILERS INCLUDE



### ABOUT THE PROPERTY



21,194 SF

Ground Floor Retail Space



±275,082 FT

Total Building Size

# Highlights

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## True Mixed-Use Urban Environment

A walkable environment combining Class A multifamily residences, street-level retail, and structured parking

## Prime UAB-Adjoining Location

Adjacent to the University of Alabama at Birmingham, one of Alabama's largest employer and economic engines

## Walking Distance to Downtown Birmingham's Only Major Grocer

Publix serves as a high-demand daily-needs anchor, driving consistent traffic from residents, employees, and visitors

## Built-In Daily Traffic Drivers

Surrounded by dense residential, medical, academic, and visitor populations that support all-day activity

## Excellent Visibility & Connectivity

Minutes from downtown Birmingham with strong exposure along a major urban corridor and easy access to surrounding neighborhoods.



Birmingham Skyline

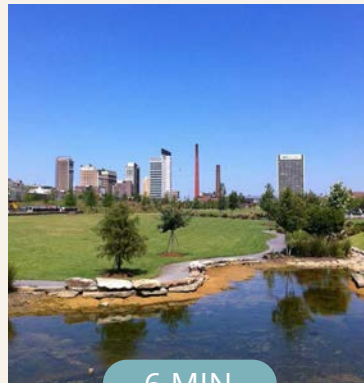
## WALKING DISTANCE | POINTS OF INTEREST

Rotary Trail



0 MIN

Railroad Park



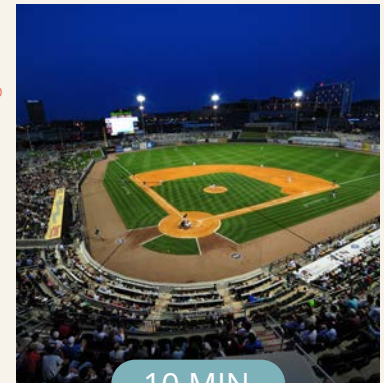
6 MIN

University of Alabama at Birmingham



8 MIN

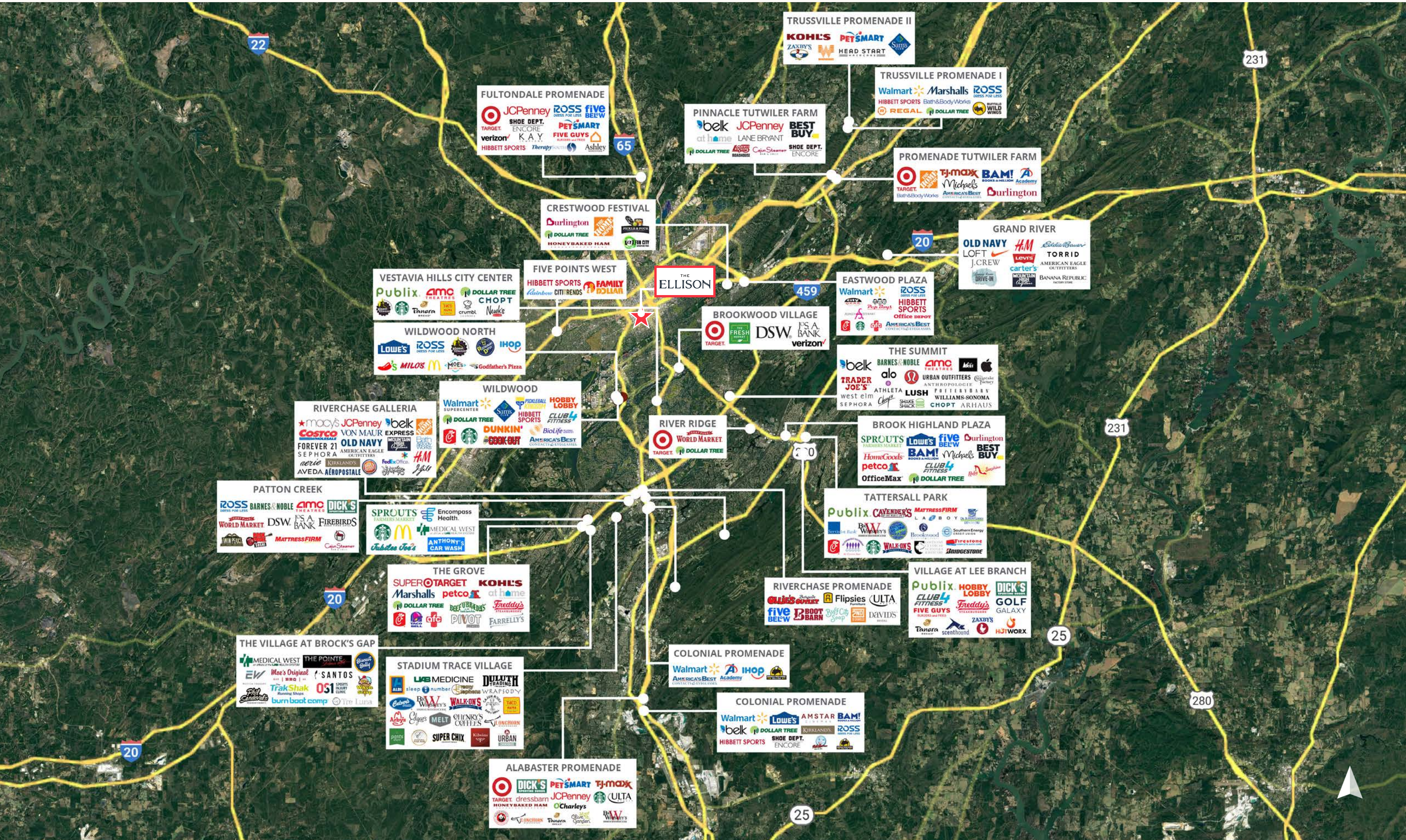
Regions Field



10 MIN

# Birmingham MSA Aerial

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**FULTONDALE PROMENADE**  
Target, JCPenney, Ross Dress for Less, Five Below, Shoe Dept. Encore, PetSmart, Verizon, K.A.Y., Five Guys, Hibbett Sports, Ashley

**TRUSSVILLE PROMENADE II**  
Kohl's, PetSmart, Zaxby's, Head Start, Sams Club

**TRUSSVILLE PROMENADE I**  
Walmart, Marshalls, Ross Dress for Less, Hibbett Sports, Bath & Body Works, Regal, Dollar Tree, Buffalo Wild Wings

**PINNACLE TUTWILER FARM**  
Belk, JCPenney, Best Buy, at home, Lane Bryant, Shoe Dept. Encore, Dollar Tree, Kwik Fill, Cap'n Steamers

**PROMENADE TUTWILER FARM**  
Target, T.J. Maxx, B&B, Michaels, American Best, Burlington

**CRESTWOOD FESTIVAL**  
Durlington, Dollar Tree, Honey Baked Ham, Pickleball City

**GRAND RIVER**  
Old Navy, Loft, J.Crew, H&M, Levi's, Torrid, American Eagle Outfitters, Banana Republic

**VESTAVIA HILLS CITY CENTER**  
Publix, AMC Theatres, Dollar Tree, Chopt, Panera, Dunkin', Neuk's

**FIVE POINTS WEST**  
Hibbett Sports, Family Dollar, Rainbow Citi Trends

**THE ELLISON**

**EASTWOOD PLAZA**  
Walmart, Ross Dress for Less, Hibbett Sports, Office Depot, America's Best

**WILDWOOD NORTH**  
Lowe's, Ross Dress for Less, IHOP, Miros, McDonald's, Moe's, Godfather's Pizza

**BROOKWOOD VILLAGE**  
Target, The Fresh Market, DSW, J.S.A. Bank, Verizon

**THE SUMMIT**  
Belk, Barnes & Noble, AMC Theatres, Apple, Urban Outfitters, Anthropologie, Athleta, Lush, Williams-Sonoma, Sephora, Shake Shack, Chopt, Arhaus

**RIVERCHASE GALLERIA**  
Macy's, JCPenney, Belk, Costco, Von Maur, Express, Forever 21, Old Navy, American Eagle Outfitters, Sephora, Aerie, Kirkland's, FedEx Office, H&M, Aveda, Aeropostale

**WILDWOOD**  
Walmart Supercenter, Sams Club, Pickleball, Hobby Lobby, Hibbett Sports, Club Fitness, Dunkin', BioLife, Cock Out, America's Best

**RIVER RIDGE**  
Target, World Market, Dollar Tree

**BROOK HIGHLAND PLAZA**  
Sprouts Farmers Market, Lowe's, Five Below, Durlington, HomeGoods, Petco, OfficeMax, Dollar Tree, B&B, Michaels, Best Buy

**PATTON CREEK**  
Ross Dress for Less, Barnes & Noble, AMC Theatres, Dick's Sporting Goods, World Market, DSW, J.S.A. Bank, Firebirds, Mattress Firm, Captain Steamers

**SPROUTS**  
Sprouts Farmers Market, Encompass Health, Medical West, Starbucks, McDonald's, Anthony's Car Wash

**TATTERSALL PARK**  
Publix, Cavender's, Mattress Firm, Laboy, B&B, Walk-On's, Firestone, Bridgestone

**THE GROVE**  
SuperTarget, Kohl's, Marshalls, Petco, at home, Dollar Tree, Freddy's, Pivotal, Farrelly's

**RIVERCHASE PROMENADE**  
Five Below, Boot Barn, FlipSies, Ulta, Davids Bridal

**VILLAGE AT LEE BRANCH**  
Publix, Hobby Lobby, Dick's Sporting Goods, Club Fitness, Freddy's, Golf Galaxy, Panera Bread, Scenthound, H&M, H&M, H&M

**THE VILLAGE AT BROCK'S GAP**  
Medical West, The Pointe, Beauty Supply, EW, Mac's Original, Santos, TrakShak, OS1, Sports Injury Clinic, Phil's Sandwiches, Burn Boat Camp, Tre Luna

**STADIUM TRACE VILLAGE**  
LDS Medicine, Duluth Trading, Wrapsody, Walk-On's, Super Chix, Urban

**COLONIAL PROMENADE**  
Walmart, Academy, IHOP

**COLONIAL PROMENADE**  
Walmart, Lowe's, Amstar, B&B, Belk, Dollar Tree, Kirkland's, Ross Dress for Less, Hibbett Sports, Shoe Dept. Encore

**ALABASTER PROMENADE**  
Target, Dick's Sporting Goods, PetSmart, T.J. Maxx, JCPenney, Ulta, Honey Baked Ham, Charley's, Panera Bread, Garden of Eatin', B&B



# Parkside to Lakeview District

2000 2nd Avenue South | Birmingham, AL 35233



# 20th Street South to Red Mountain Expressway

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THE  
**ELLISON**  
UAB MEDICINE avadian CREDIT UNION  
HIGHLAND PACKAGE STORE

**20 MID TOWN**  
436 Units | Studio to 3 BR  
Publix.  
CAVA MILO'S. The Toasted Yolk  
Starbucks Chipotle Mexican Grill Panda Express AT&T

**THE FITZROY**  
APARTMENT HOMES  
273 Units

**BALLARD DESIGNS**  
EPICE

**BIRMINGHAM ANIMAL HOSPITAL + RESORT**

**UAB**

**TESLA**

**ROTARY TRAIL**

**Bush & Butler**  
VINTAGE COLORED DENIMS COMPANY  
ESTABLISHED 2011



**CARVANA**

**LEGION**

**GOOD DOG**  
BAR + DOG PARK

**Stash**

**INTERMARK**  
AUTOMOTIVE

2ND AVE SOUTH

**THE BATTERY**  
true40 GUS'S  
BIRMINGHAM DISTRICT FRIED CHICKEN WASABI JUANS

**SOUTHSIDE**  
AUTOMOTIVE GROUP

**TPH**  
THE PARTS HOUSE

**BIRMINGHAM**  
ROAD & RACE

3RD AVE SOUTH

**Spincleaners**

**WBE**  
BIRMINGHAM WOODS STATE FOODS

**WORKTRUX**  
WE ARE ALL ABOUT TRUCKS

**Elite Tire & Service**

19TH ST SOUTH

20TH ST SOUTH

21ST TRICHARD ARRINGTON BLVD SOUTH

4TH AVE SOUTH

23RD ST SOUTH

24TH ST SOUTH

25TH ST SOUTH

RED MOUNTAIN EXPRESSWAY

**SPRINGHILL SUITES**  
BY MARRIOTT

**LEE-RODGERS**

**Davita**

**gerber**  
COLLISION & GLASS

**BIRMINGHAM**  
BROKER

**COOK OUT**

**RCVRY**  
RECOVERY HOUSE

**LEGACY**

**NORTON'S**  
FLORIST

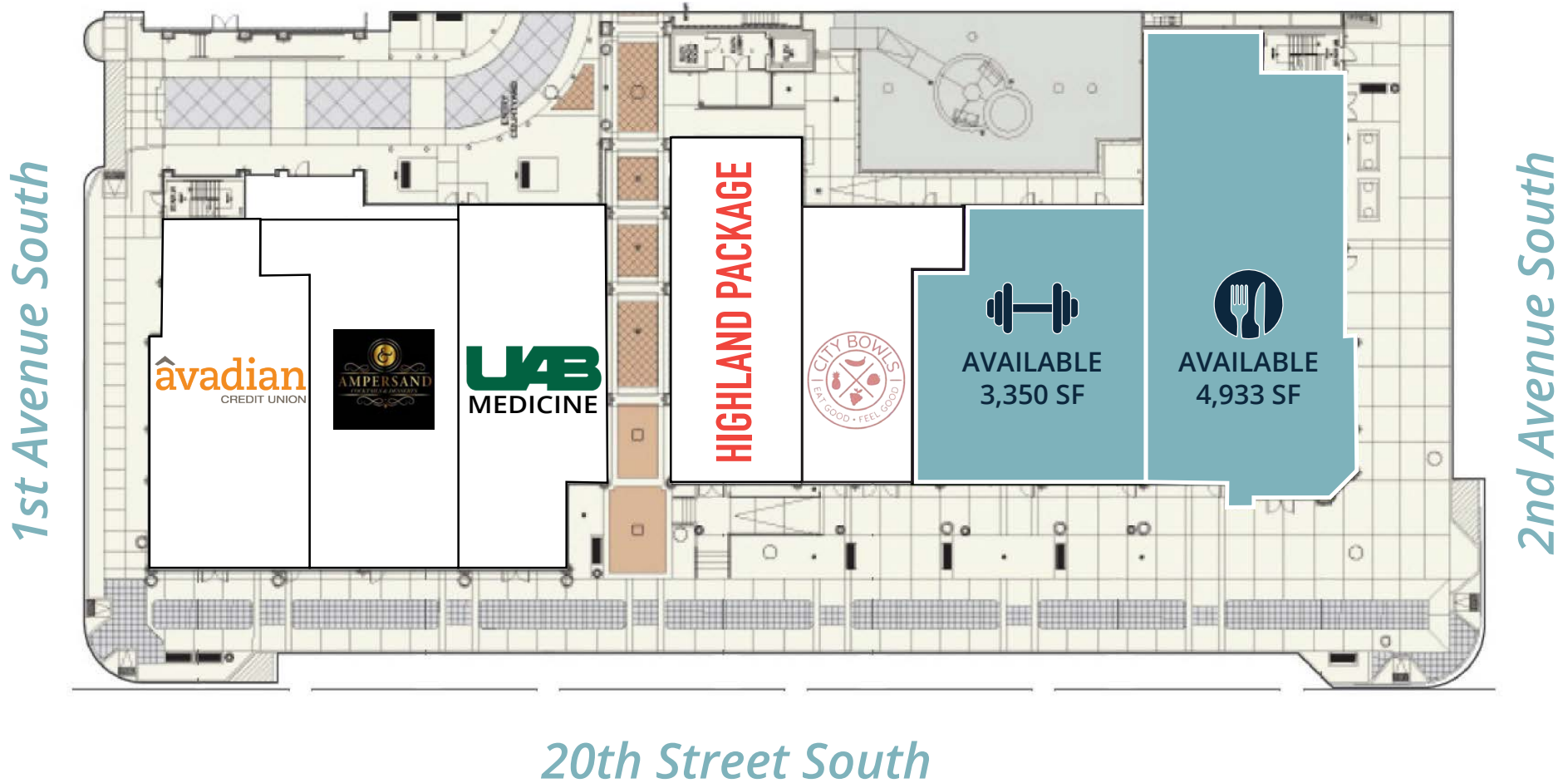
**TAKE 5**  
CAR WASH

**BATHS BARKS & BUBBLES**  
PET SPA INC.

# Site Plan

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## THE ELLISON





# Demographics

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Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	4,674	44,285	102,625
2030 Projected Population	4,599	43,726	101,775
Proj. Annual Growth 2025 to 2030	-0.32%	-0.25%	-0.17%
<b>Daytime Population</b>			
2025 Daytime Population	7,877	40,327	108,673
Workers	5,537	17,791	56,335
Residents	2,340	22,536	52,338
<b>Income</b>			
2025 Est. Average Household Income	\$69,144	\$104,906	\$119,679
2025 Est. Median Household Income	\$61,677	\$69,070	\$72,078
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,039	18,937	42,639
2030 Estimated Households	2,017	18,836	42,544
Proj. Annual Growth 2025 to 2030	-0.22%	-0.11%	-0.04%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	49%	49%	51%
2025 Est. Black or African American	37%	42%	39%
2025 Est. Asian or Pacific Islander	1%	1%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	12%	7%	8%
2025 Est. Hispanic (Any Race)	10%	5%	7%

**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

# Mobile Data & Foot Traffic

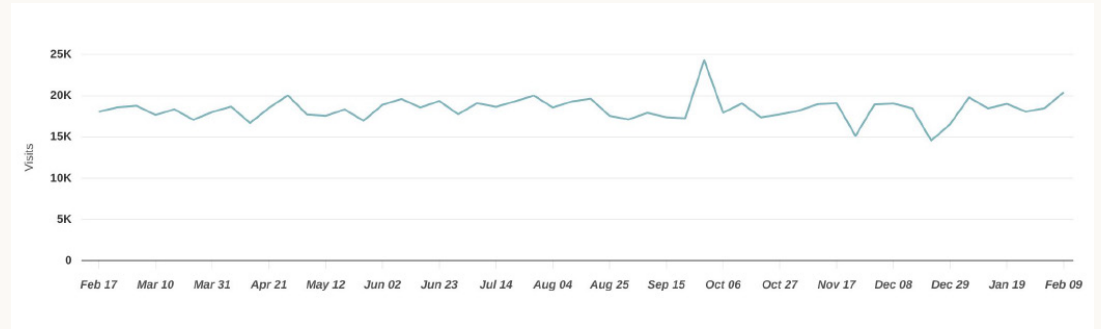
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## PUBLIX AT 20 MIDTOWN

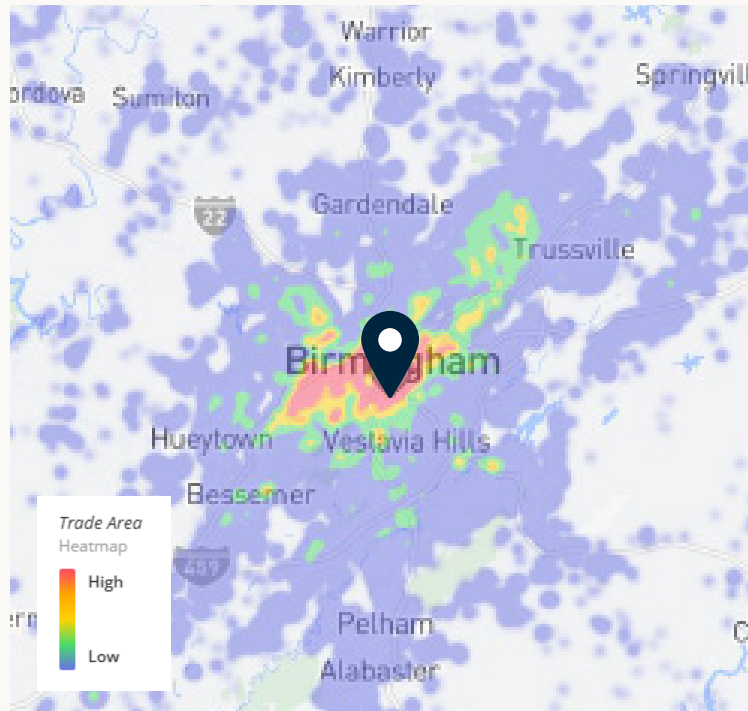
DATA FOR 02/16/2025 TO 02/15/2026



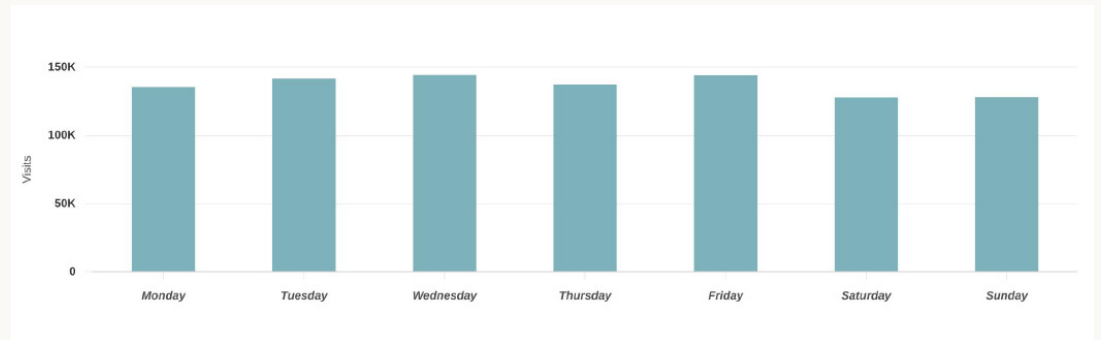
### Visits Trend



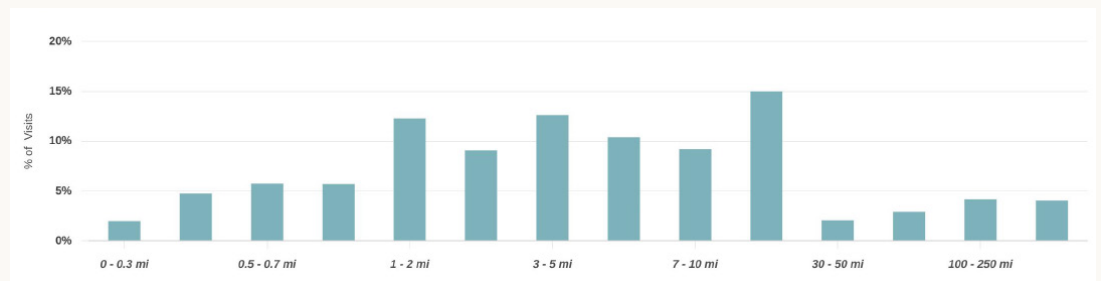
### Trade Area



### Daily Visits



### Trade Area Coverage by Distance



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



**OF GOING THE EXTRA MILE**

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