

REAR LOADING DOCK



RARE WAREHOUSE /OFFICE/RETAIL FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233

Prime Midtown Location Adjacent to UAB Hospital/Campus

PROPERTY HIGHLIGHTS

- Phenomenal location on 3rd Avenue South in the heart of Midtown
- Ideally located at the edge of UAB campus
- Historic brick and beam construction with high ceilings
Ground Floor: ±12'2" – 11'6"
- Loading dock with 1 drive-in and 2 dock-high doors



LEASE RATE: Call for Details



SALE PRICE: \$975,000



IN OPPORTUNITY ZONE

HISTORIC TAX CREDIT OPPORTUNITY: Built in 1920



AVAILABLE SPACE:
9,800 SF - 2 floors



LOCATION:
Located along 3rd Avenue South less than 2 blocks from Red Mountain Theatre, Taziki's, Publix, Chipotle, Starbucks, UAB Hospital, Children's Hospital, Moe's Southwest Grill, Railroad Park and many more.

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
65,126	121,325	185,836

HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$52,505	\$100,992	\$95,181

WALKABILITY SCORE

Very Walkable

TRAFFIC COUNTS

3rd Avenue South: ±9,395 AADT



CHARLIE NORTON

cnorton@harbertrealty.com | 205.999.3425

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

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

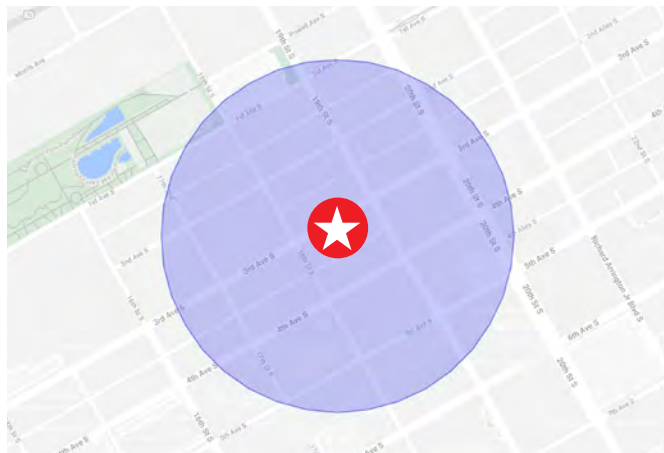
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LOCATED IN THE HEART OF MIDTOWN - ONE OF BIRMINGHAM'S MOST ACTIVE CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	5.3M
Visitors	1M
Visit Frequency	5.08x
Avg Dwell Time	53 minutes
Vehicle Traffic	8,894 AADT on 3rd Ave S

5.3M
VISITS

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HARBERT
REALTY SERVICES

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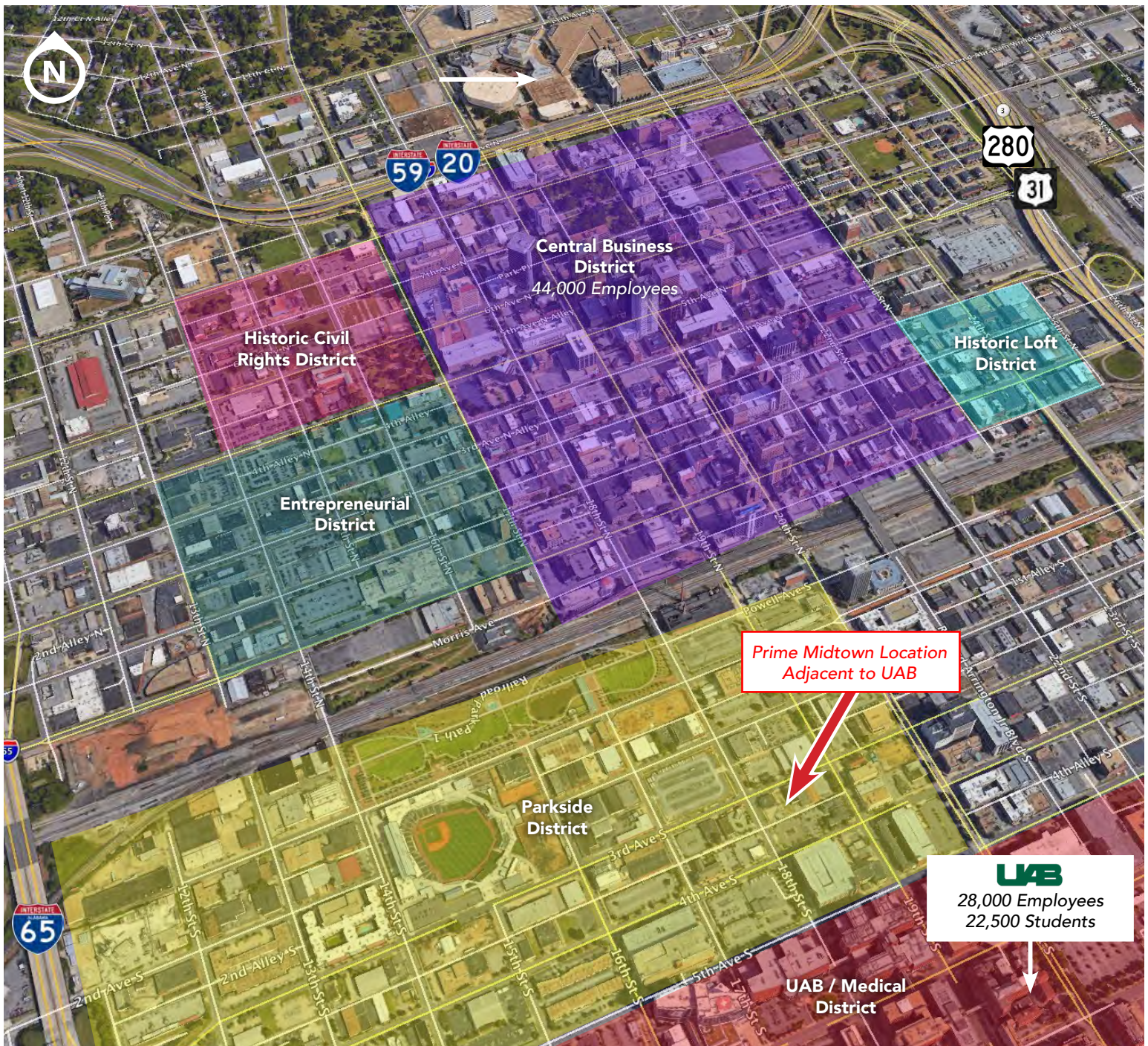
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