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**AVAILABLE FOR LEASE**

**IDEALLY LOCATED OFFICE/RETAIL BUILDING**

**PREPPED FOR RENOVATION FOR TENANT(S)**

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**317 20TH STREET NORTH, BIRMINGHAM, AL 35203**



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## IDEALLY LOCATED OFFICE/RETAIL BUILDING

PREPPED FOR RENOVATION FOR TENANT(S)

317 20TH STREET NORTH, BIRMINGHAM, AL 35203

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# THE POST





**PROPERTY OVERVIEW**

**THE POST**



## LEASE RATE

CALL FOR RATE

## PROPERTY TYPE

OFFICE/RETAIL - IDEAL FOR SINGLE  
USER OR MULTIPLE TENANTS

## YEAR BUILT/RENOVATED

1900/2018

## SIZE

BUILDING:  $\pm 18,692$  SF

ADDITIONAL  $\pm 2,500$  SF AVAILABLE  
ABOVE JIMMY JOHN'S

LOT SIZE: 0.16 ACRES

## LOCATION

317 20TH STREET NORTH  
BIRMINGHAM, AL 35203

## PARKING

PARKING SOLUTION SECURED IN  
IMMEDIATE AREA

## TRAFFIC COUNTS

5,683 AADT ON 20TH ST N  
9,951 AADT ON 3RD AVE N  
2,445 AADT ON 4TH AVE N

# PREMIER BHAM OPPORTUNITY

Discover  $\pm 18,692$  SF of **prime commercial space** located in the **heart of downtown Birmingham, AL**, within the vibrant Central Business District (CBD). This unique offering features a three-story building in shell condition, with recent upgrades including new mechanical, electrical, plumbing, and roofing systems—providing a solid foundation for your vision.

In addition to the main structure, the property includes an **additional  $\pm 2,500$  SF** of space situated above Jimmy John's, offering even more flexibility.

Positioned prominently at the corner of 4th Avenue North and 20th Street, The Post is ideal for a single user or can be easily adapted for multiple tenants.

Explore the full potential of this opportunity by reviewing the Marketing Package and be sure to watch the drone video for a dynamic view of the property and its prime location.





# PROPERTY HIGHLIGHTS

## Potential for a Striking New Glass Curtain Wall System

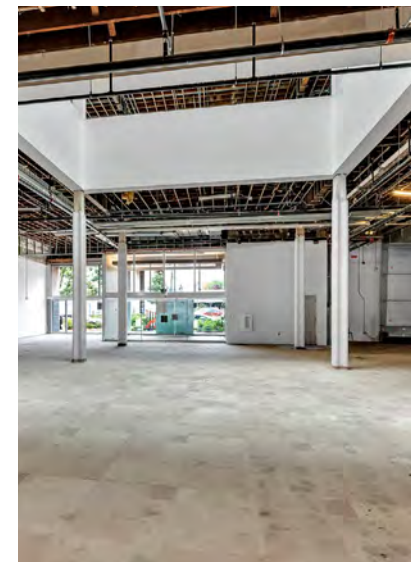
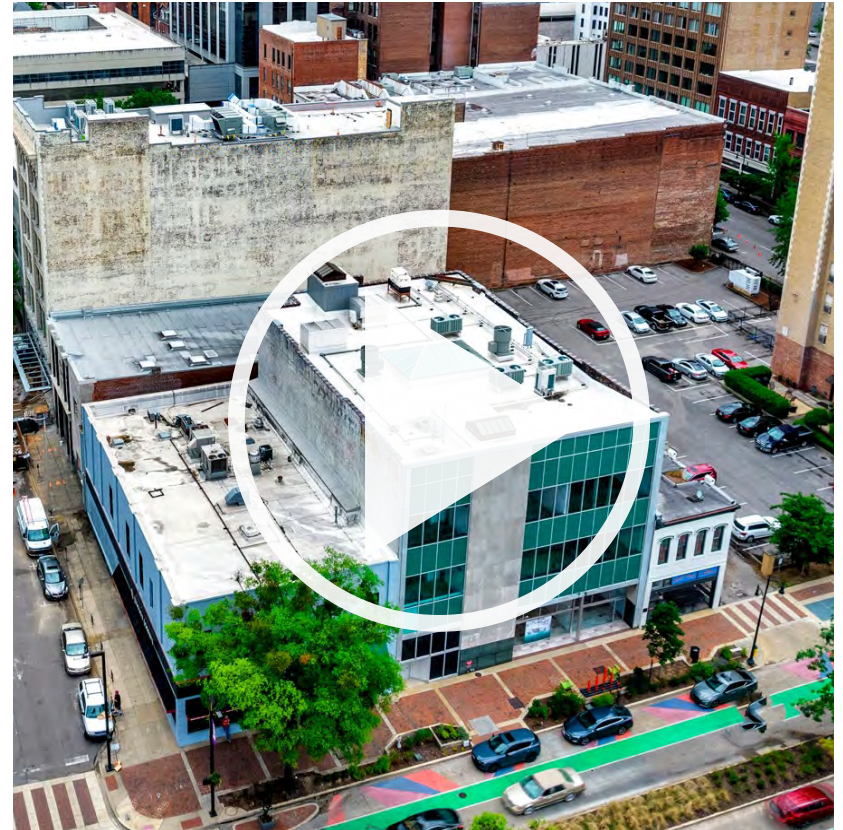
- Envision a modern, high-impact façade to elevate the building's presence and appeal.

## ±18,692 SF | Three-Story Building in Shell Condition

- Recently completed by Robins & Morton, a nationally recognized construction firm, ensuring top-tier quality and readiness for customization.

## Trophy Corner Location

- Positioned at the intersection of 4th Avenue North and 20th Street—the primary artery of downtown Birmingham—this site offers unmatched visibility and accessibility in the heart of the Central Business District.





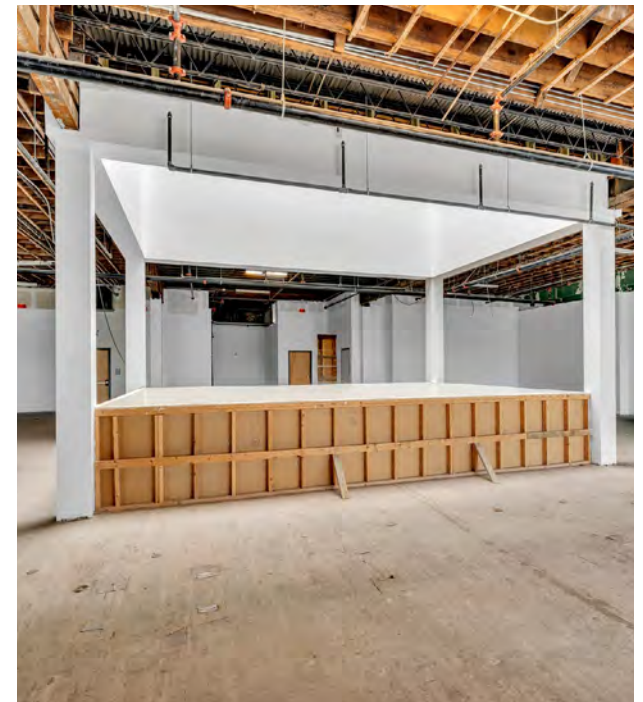
# EXTERIOR PHOTOS



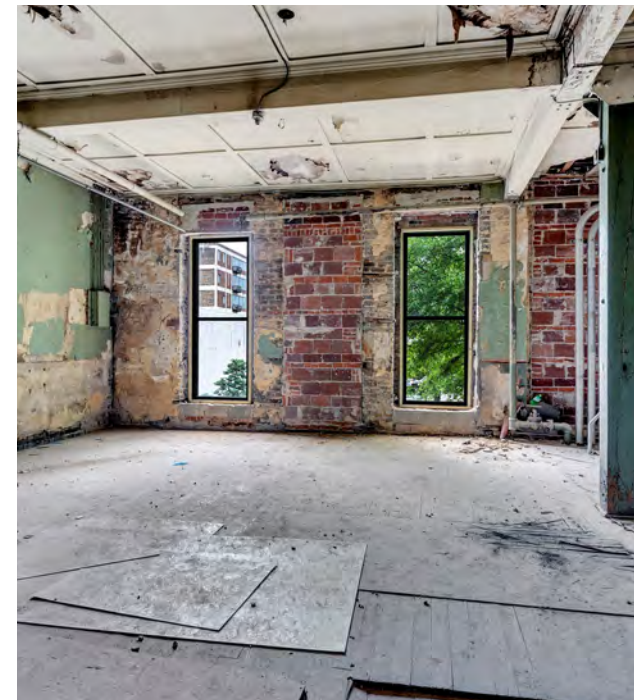
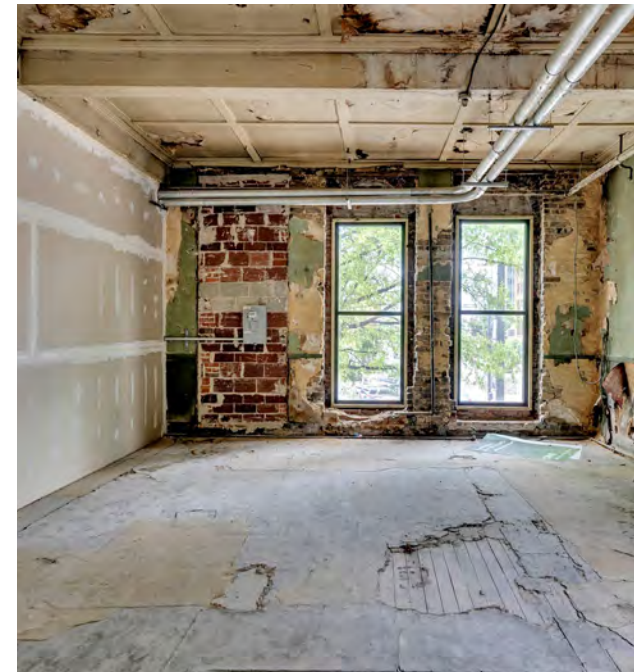






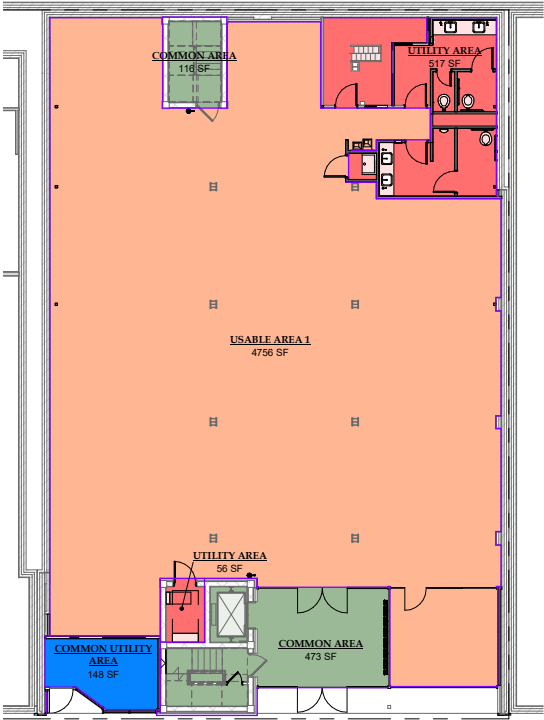






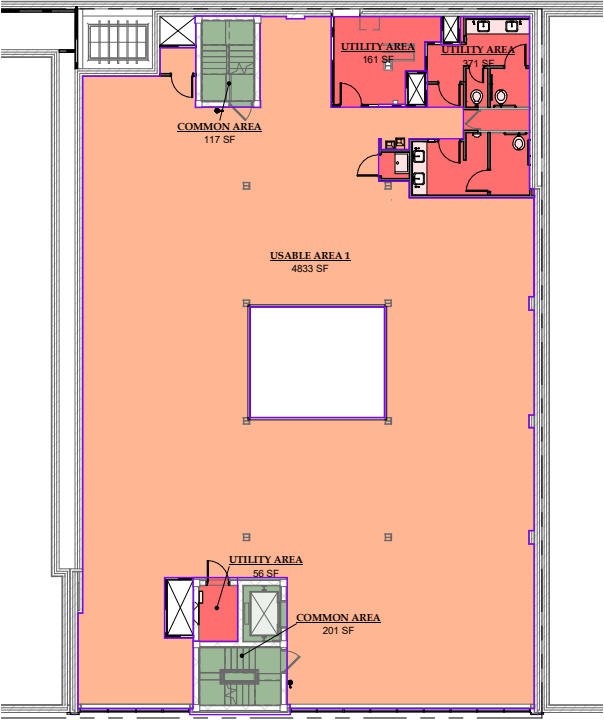


# BUILDING PLANS - POTENTIAL LAYOUT



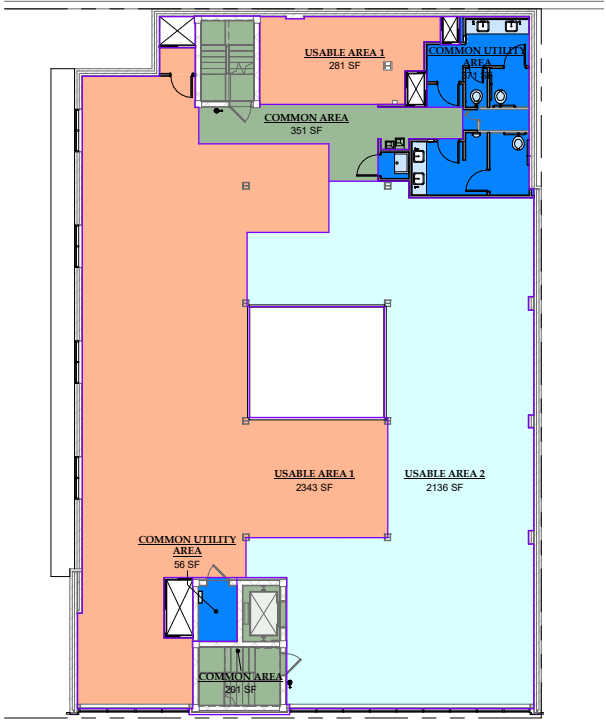
FIRST FLOOR

1/16" = 1'-0"



SECOND FLOOR

1/16" = 1'-0"



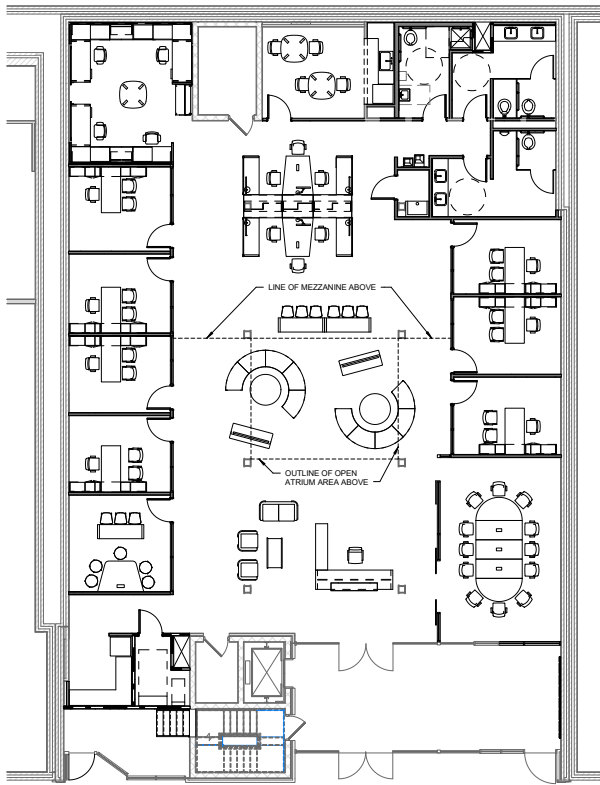
THIRD FLOOR

1/16" = 1'-0"

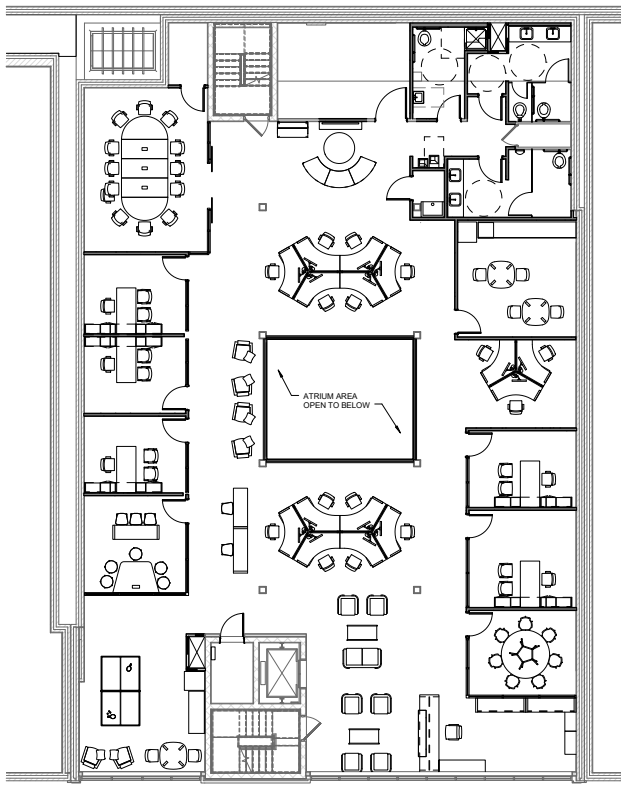
potential schematic for two tenants



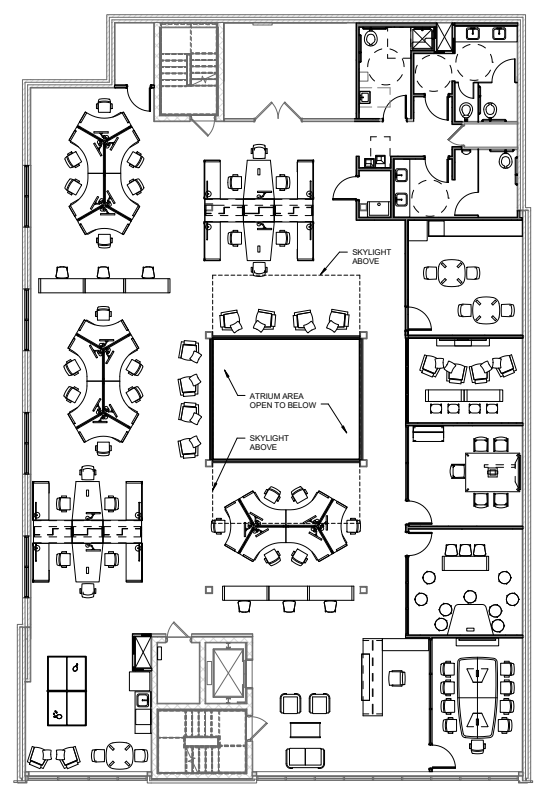
# BUILDING PLANS - POTENTIAL LAYOUT



1 FIRST FLOOR TENANT PLAN  
1/8" = 1'-0"



1 SECOND FLOOR TENANT PLAN  
1/8" = 1'-0"



2 THIRD FLOOR TENANT PLAN  
1/8" = 1'-0"



# POTENTIAL LAYOUT RENDERINGS







**LOCATION OVERVIEW**

**THE POST**



## An aerial photograph of a city street intersection. A large building with a red roof is the central focus. To its left is a parking lot with several cars. To its right is a street with a yellow arrow pointing north, labeled '4TH AVENUE NORTH'. Above the building, a street with a green bike lane and a yellow arrow pointing north, labeled '20TH STREET NORTH', runs horizontally. The image is labeled 'SITE PLAN' in the top left corner. A north arrow is in the bottom left corner.



# LOCATION OVERVIEW (SW)



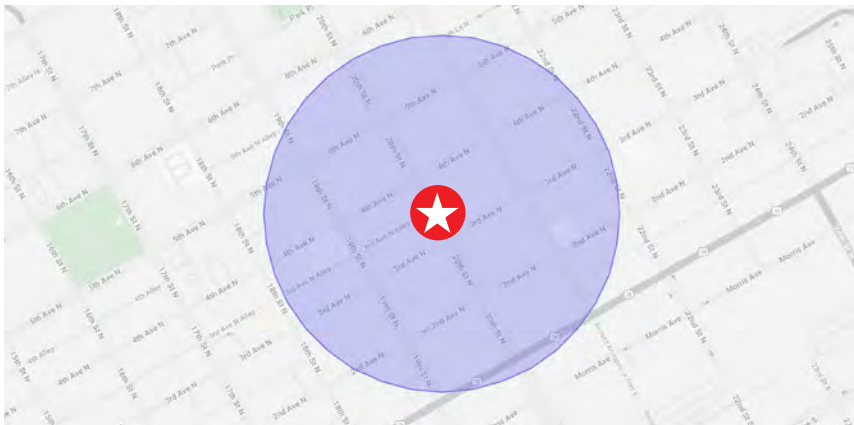


# LOCATION OVERVIEW (N)





# AREA DEMOGRAPHICS



## 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

|                       |             |
|-----------------------|-------------|
| Visits                | 2M          |
| Visitors              | 717.2K      |
| Visit Frequency       | 2.73x       |
| Avg Dwell Time        | 156 minutes |
| Visitor Median Income | \$67K       |

2M  
VISITS

\$67K  
VISITOR INCOME

717.2K  
VISITORS



| POPULATION                | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2025 Estimated Population | 9,652  | 76,613  | 165,230 |

| DAYTIME BUSINESS POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| 2025 Estimated Employees    | 39,231 | 94,696  | 154,067 |

| INCOME                                  | 1 MILE   | 3 MILES  | 5 MILES   |
|-----------------------------------------|----------|----------|-----------|
| 2025 Estimated Average Household Income | \$82,841 | \$96,216 | \$108,741 |



# BIRMINGHAM, AL OVERVIEW

Birmingham remains the largest city in Alabama and one of the top 50 metropolitan areas in the United States. As of 2025, the **Birmingham-Hoover MSA has a population of 1,184,290**, with Jefferson and Shelby counties accounting for over 75% of the total.

A major financial center in the Southeast, Birmingham is home to the **headquarters of Regions Financial and Protective Life Corporation**, with PNC Bank also maintaining a significant presence. The financial activities sector employs approximately 44,000 people in the metro area.

The city is a regional healthcare powerhouse. **The University of Alabama at Birmingham (UAB) remains the largest employer in the region, with 28,000 employees and 1,207 hospital beds.** UAB has acquired St. Vincent's Health System, a move expected to further consolidate Birmingham's healthcare leadership. The education and health services sector **employs over 80,600 people as of May 2025.**

UAB also plays a critical role in education, with an enrollment of approximately **21,000 students**. Its annual economic impact in Alabama was reported at **\$12.1 billion in 2022**, and its influence continues to grow.

In terms of economic development, Birmingham saw **1,800 new multifamily housing units delivered in the past year, with 1,422 units currently under construction**, reflecting strong investor confidence. The business confidence index for the metro rose sharply to 60.6 in Q1 2025, the highest since 2021, signaling optimism in future economic conditions .

The unemployment rate in the Birmingham MSA stood at 2.6% as of May 2025, indicating a healthy labor market.

With its affordable tax climate, low cost of living, and charming Southern appeal, Birmingham continues to attract both residents and businesses. Expanding capital investment and job creation reflect growing confidence in the metro's economic future.

## 5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

## BIRMINGHAM RECOGNIZED AS A TOP MID-SIZED METROS FOR BUSINESS CLIMATE

ACCORDING TO BUSINESS FACILITIES

±10,000

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM MSA'S COLLEGES/UNIVERSITIES

\$2.5 BILLION

INVESTED IN DOWNTOWN REVITALIZATION SINCE 2010

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT SAW

3.24 M TOTAL PASSENGERS

IN 2024

ALABAMA IS HOME TO THE

2ND LOWEST

PROPERTY TAX BURDEN IN THE NATION

OVERALL COST OF LIVING IS

2.2% LOWER

THAN THE NATIONAL AVERAGE, ONE OF THE LOWEST AMONG SOUTHEAST METROS



# LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The cost of living in the Birmingham-Hoover MSA is notably lower than the national average, making it an attractive place to live and do business. Here's a breakdown of how it compares:

## Cost of Living in Birmingham MSA (2025)

**Overall Cost of Living:** 2.2% lower than the national average.

**Housing:** 17.2% lower than the national average

**Healthcare:** 21.3% lower

**Transportation:** 13.7% lower

**Food:** 9.6% lower

**Energy:** 7.0% lower

**Statewide Index:** Alabama's overall cost of living index is 88.0 (with 100 being the national average), placing it among the top 5 most affordable states in the U.S.



# VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing ground-breaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment.**

2.2%

LOWER THAN  
NATIONAL AVG FOR  
COST OF LIVING

19,400

NEW JOBS  
SINCE 2011

\$3.9B

CAPITAL INVESTMENTS  
SINCE 2011



# HEALTHCARE EPICENTER

Anchored by the University of Alabama at Birmingham (UAB), the healthcare industry is the driving force of the Birmingham metro economy, employing over 59,000 people across hospitals, research institutions, and healthcare services. Birmingham boasts the highest concentration of healthcare and technical jobs among the top 50 U.S. metropolitan areas.

The region is home to Alabama's largest healthcare cluster, supported by a world-class research ecosystem and a highly skilled workforce. UAB, consistently ranked among the top academic medical centers in the nation, is a leader in gene editing, gamma delta T cell immunotherapy, and precision medicine. In 2025, UAB Medicine was named one of Becker's "150 Top Places to Work in Healthcare", the only Central Alabama institution to earn the distinction.

The Lakeshore Foundation, in partnership with UAB's School of Health Professions, continues to pioneer inclusive health research through the UAB Research Collaborative, focusing on adaptive human performance and health equity for people with disabilities.

From cutting-edge research to inclusive innovation, Birmingham's healthcare sector is not only a major employer but also a national model for medical advancement and community impact.



#### Grandview Medical Center:

\$280M, 372 bed facility  
completed in the of fall 2015



#### UAB St. Vincent's:

5,100 employees / 409 beds /  
\$266M in community benefit  
and care of persons living in  
poverty in 2016



Children's  
of Alabama®

#### Children's of Alabama:

5,000 Employees / \$400M –  
760K SF facility / 3rd largest  
pediatric facility in the country

**BAPTIST** | **Brookwood**  
**HEALTH** | **Hospital**

#### Baptist Health Systems:

Largest healthcare network in  
AL / 77 outpatient offices / 1,300  
doctors / 5,000 employees

1600+

ACTIVE CLINICAL  
RESEARCH TRIALS

75+

HEALTH CARE  
COMPANIES

59,000

HEALTH CARE  
WORKERS EMPLOYED  
IN BIRMINGHAM



# UAB - ECONOMIC DRIVER

The **University of Alabama at Birmingham (UAB)** is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and

**UAB** THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

## ECONOMIC IMPACT FY2022

### STATE OF ALABAMA



**\$12.1 billion**  
generated in economic impact



**107,687 jobs**  
supported and sustained



**\$371.5 million**  
generated in state and local taxes

### UAB ACADEMIC



**\$5.5 billion**  
generated in economic impact



**49,045 jobs**  
supported and sustained



**\$158.8 million**  
generated in state and local taxes

### UAB HEALTH SYSTEM



**\$6.4 billion**  
generated in economic impact



**57,128 jobs**  
supported and sustained



**\$206.2 million**  
generated in state and local taxes

### SOUTHERN RESEARCH



**\$221.8 million**  
generated in economic impact



**1,514 jobs**  
supported and sustained



**\$6.5 million**  
generated in state and local taxes

### CHARITABLE GIVING AND VOLUNTEERISM



**\$115.4 million**  
in donated time and charitable giving by staff, faculty, and learners

The **\$115.4 million** impact includes:  


**\$33.7 million** donated to local charitable organizations



**\$81.7 million** in value of volunteer time

Note: These benefits are in addition to the **\$12.1 billion** annual impact that the UAB generates for the state.

**\$12.1B**

ECONOMIC IMPACT  
IN ALABAMA

**21,000**

STUDENTS  
ENROLLED IN 2024

**28,000**

DIRECT EMPLOYEES  
1/20 JOBS IN AL  
SUPPORTED



# HARBERT TEAM



**CHARLIE NORTON**

Vice President, Transaction Services

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205.999.3425

**Charlie Norton** joined Harbert in 2012 and his current role is Vice President-Transaction Services Group. Within the past few years he has found himself working with both Harbert Retail and Transaction Services Group as more of a hybrid player. Charlie's specializes in Landlord Representation of Class A Office, representation of both buyers/sellers in the market, as well as tenant representation, mainly with restaurant/retail clients. Charlie has found himself over the years enjoying and excelling in a team environment and engages with the Harbert Retail Team on a daily basis.

Prior to joining Harbert Realty in 2012, Charlie spent four years with Colonial Properties Trust in Operations/Multi-Family Management. Charlie earned his Certified Property Manager (CPM) designation in 2015 and proudly displays this in his current production role. Charlie served as the 2016 President of the Alabama Chapter of the Institute of Real Estate Management (IREM) and is a member of NAIOP. Charlie graduated from The University of Alabama in 2008 with a major in Finance and concentration in Real Estate. His entire family is in the real estate business and he was eager to jump in right out of college. Outside of the office Charlie enjoys spending time with his wife Katherine, daughters Annie and Pearson and dog Palmer!! He also loves the game of golf and bird hunting. Charlie is a proud member of The Monday Morning Quarterback Club as well as serving currently on the Executive Board for PreSchool Partners.

- Certified Property Manager designation
- Member of NAIOP
- 2018- Major Gifts Committee for The Bell Center (Right From The Start Campaign)
- 2019-2022 – The Bell Center Junior Board
- August 2023 - Present - Executive Board for PreSchool Partners





### PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



### LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



### DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



### INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



### RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



### MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.

### NEARLY 42 YEARS OF SERVICE

*as one of the leading full service  
commercial real estate firms  
in the Southeast*

### OVER \$1.1 BILLION

*in transaction volume  
over the last 5 years*

### LEASE & MANAGE ±5,100,000 SF

*across the Southeast and  
Central Florida*

### DIVERSIFIED COMPANY

*Office, Retail, Multifamily,  
Industrial and Medical*





**CHARLIE NORTON**

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