



retail specialists

# THE WAITES

RICHARD ARRINGTON JR BLVD & 7TH AVE S, BIRMINGHAM, AL 35233



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## PROPERTY HIGHLIGHTS

- **AVAILABLE:** 1,975 FORMER FITNESS SPACE & 2,345 SF FORMER RESTAURANT
- THE WAITES OFFERS 16,716 SF OF GROUND-FLOOR RETAIL/RESTAURANT SPACE ALONG WITH 45 LOFT APARTMENTS
- **TENANTS:** SMOOTHIE KING, YUMMY, PNC, OTSUKA RAMEN, SHWARMA TIME
- **LOCATED TWO BLOCKS FROM UAB HOSPITAL AND CAMPUS, CURRENTLY UNDERGOING \$335 MILLION IN RENOVATIONS**

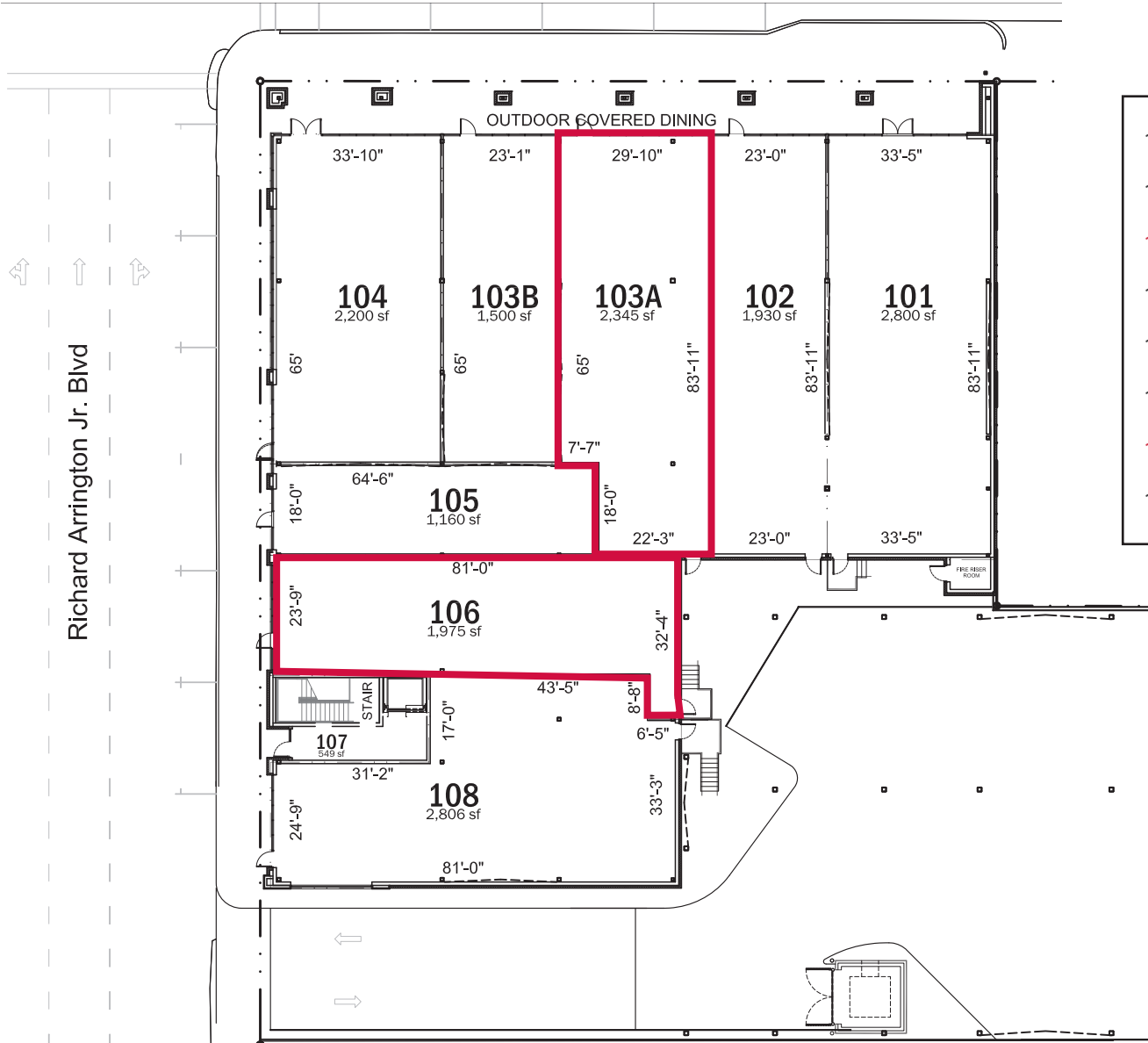
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101	Otsuka Ramen	2,800
102	Encore Rouge	1,930
103A	AVAILABLE	2,345
103B	Shwarma Time	1,500
104	Yummefy	2,200
105	Smoothie King	1,160
106	AVAILABLE	1,975
108	BBVA	2,806

- THREE STORIES OF LOFT APARTMENTS ABOVE GROUND-FLOOR RETAIL
- LARGE, COVERED OUTDOOR DINING SPACE ON 7TH AVE





## BIRMINGHAM MARKET OVERVIEW

Birmingham is one of Alabama’s largest cities with a population of approximately 212,000 and a Birmingham-Hoover MSA population of nearly 1,080,000. The city boasts a vibrant downtown, a burgeoning loft community, a world-class culinary scene, and more green space per capita than any other city in the nation, making it one of America’s most livable cities. The Birmingham MSA has consistently been rated as one of America’s best places to live and work and continues to gain accolades for both its way of life and downtown revitalizations.

Downtown Birmingham has seen much growth in the past five-ten years, which has contributed to established Districts throughout the city. The subject property is located within the Medical District which includes UAB Medical Center and School of Medicine, Children’s Hospital of Alabama, and the VA Medical Center. Minutes away are the Southside Entertainment District which includes event venues such as WorkPlay and Iron City. Also nearby is the Parkside District which includes Railroad Park, Regions Field, and multiple housing and hotel projects.

### LARGEST EMPLOYERS

- University of Alabama at Birmingham
- Regions Financial Corporation
- AT&T
- St. Vincent’s Healthy System
- Baptist Health System, Inc.
- Alabama Power Company
- Children’s Health System
- BBVA Compass
- Birmingham VA Medical Center
- Wells Fargo

### HOSPITAL INFO

Hospital/Clinic	# of Employers	Distance from Site (Walking Time)
UAB	28,000	0.3 MI (2 MIN)
KIRKLIN CLINIC	600+	0.3 MI (2 MIN)
VA HOSPITAL	3,000	0.3 MI (2 MIN)
CHILDRENS HOSPITAL	5,500	0.5 MI (9 MIN)
ST. VINCENT’S (UAB)	4,800	0.8 MI (12 MIN)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,086	77,885	165,033
HOUSEHOLDS	7,531	35,909	71,793
MEDIAN HH INCOME	\$58,676	\$59,758	\$61,373
BUSINESSES	3,956	11,531	16,813
<b>DAYTIME POPULATION</b>	<b>137,208</b>	<b>233,916</b>	<b>324,374</b>

\*2024 Demographics from SiteWise Pro