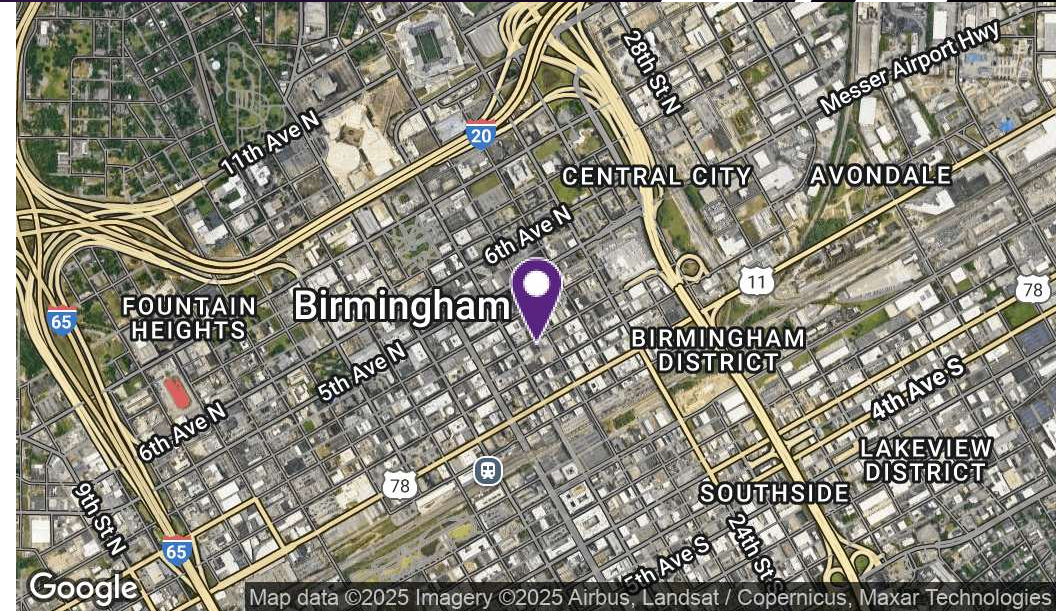


DOWNTOWN BIRMINGHAM OFFICE BUILDING FOR SALE

2119 3RD AVE N, BIRMINGHAM, AL 35203



PROPERTY HIGHLIGHTS

- Historic Office Building located in Downtown Birmingham
- Building features exposed brick and original wooden floors
- Located near many restaurants and bars including Helen, Bayonet, Collins Bar, El Barrio, Le Fresca, Brick & Tin, Paramount & many others
- Very accessible to Red Mountain Expressway, I-59, I-65, Southside, UAB, City Hall, courthouses
- Plenty of public and private parking options within one block or less from the building

OFFERING SUMMARY

Sale Price	\$1,200,000
Building Size	10,500 SF

Blake Crowe
John Lauriello

Office Division Director
Co-Founder

205.271.7216
205.271.7207

bcrowe@southpace.com
jlauriello@southpace.com

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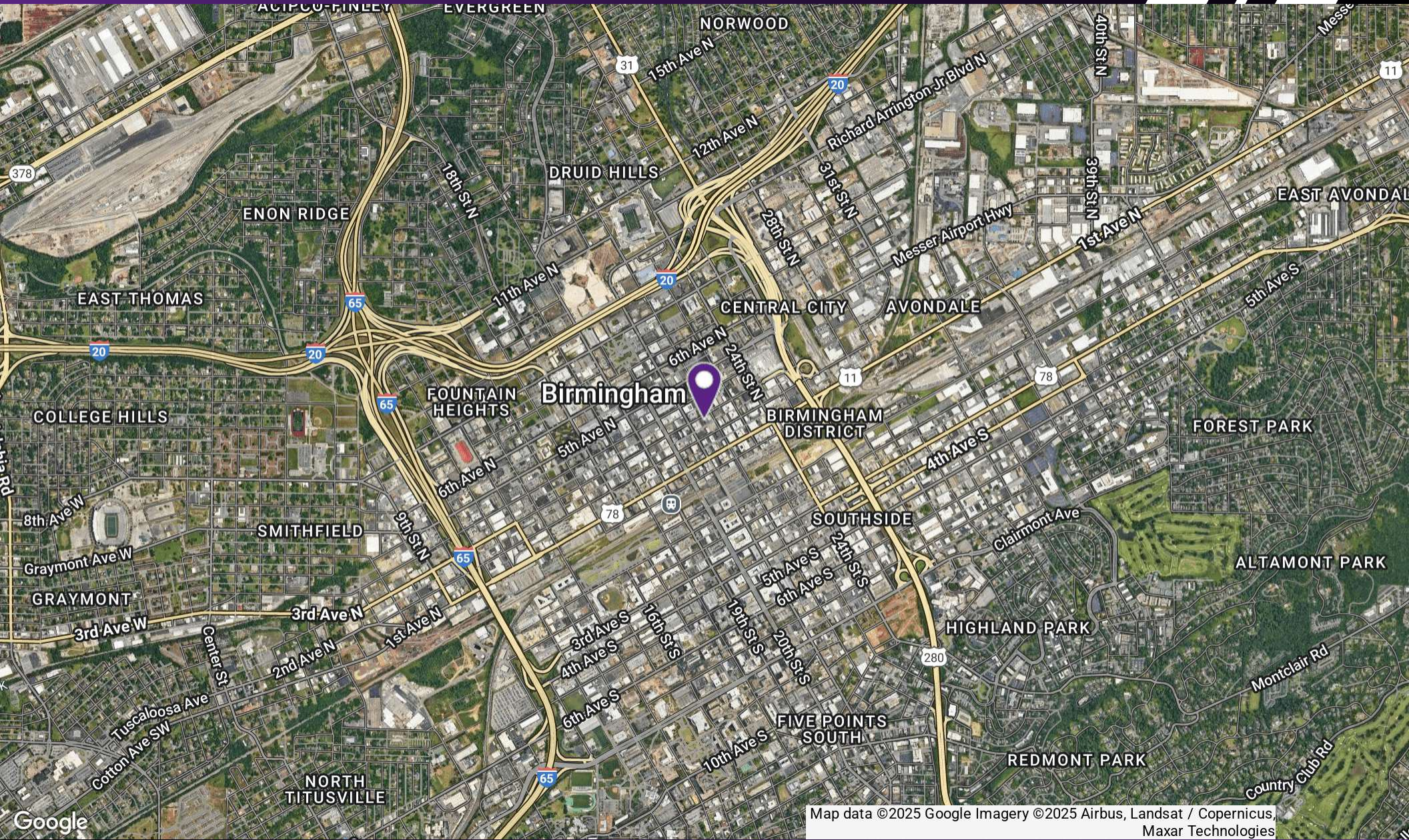
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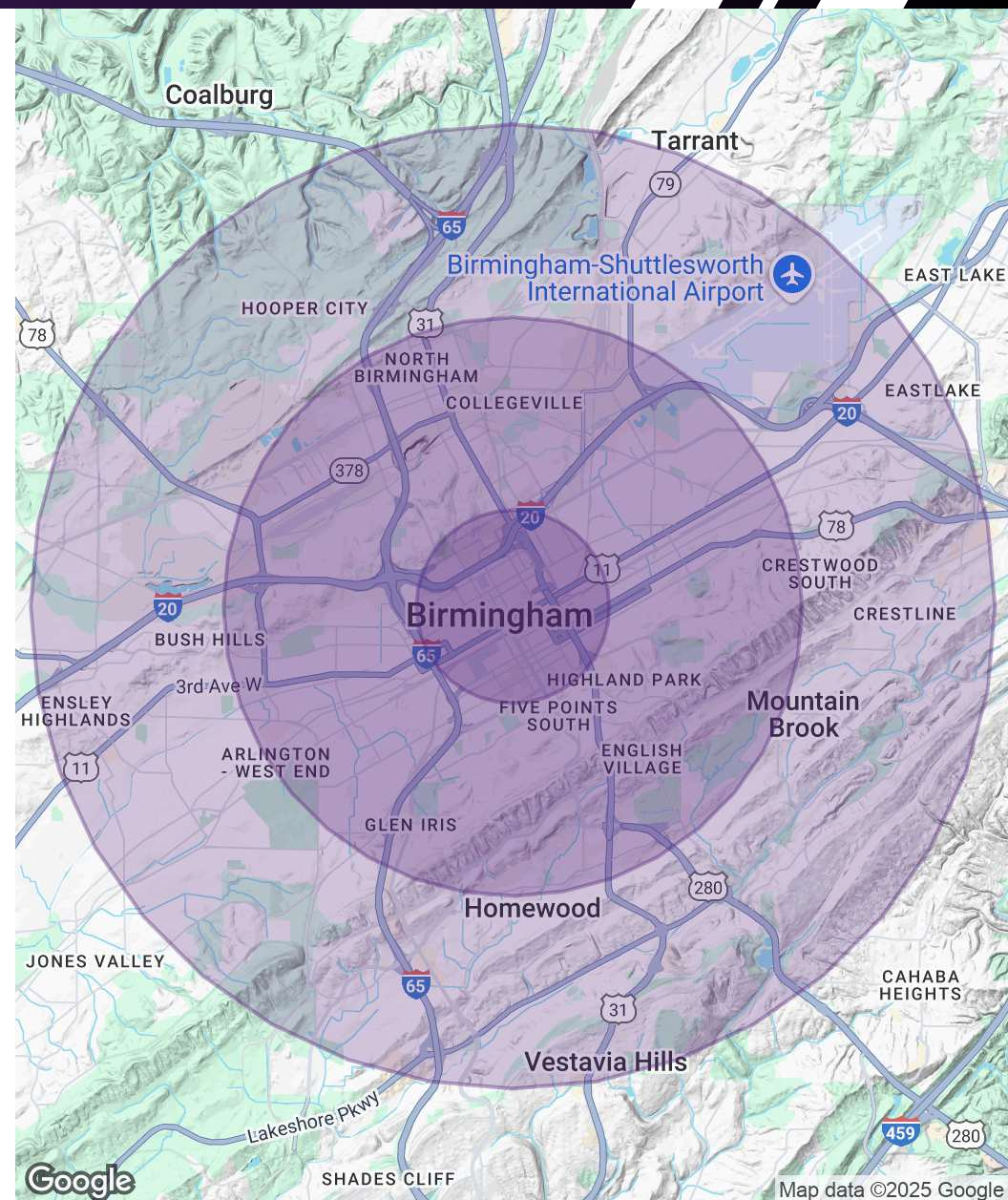
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,210	70,549	151,497
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,633	32,814	65,905
# of Persons per HH	2	2.1	2.3
Average HH Income	\$55,726	\$76,395	\$88,117
Average House Value	\$277,500	\$354,304	\$367,676

Demographics data derived from AlphaMap



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