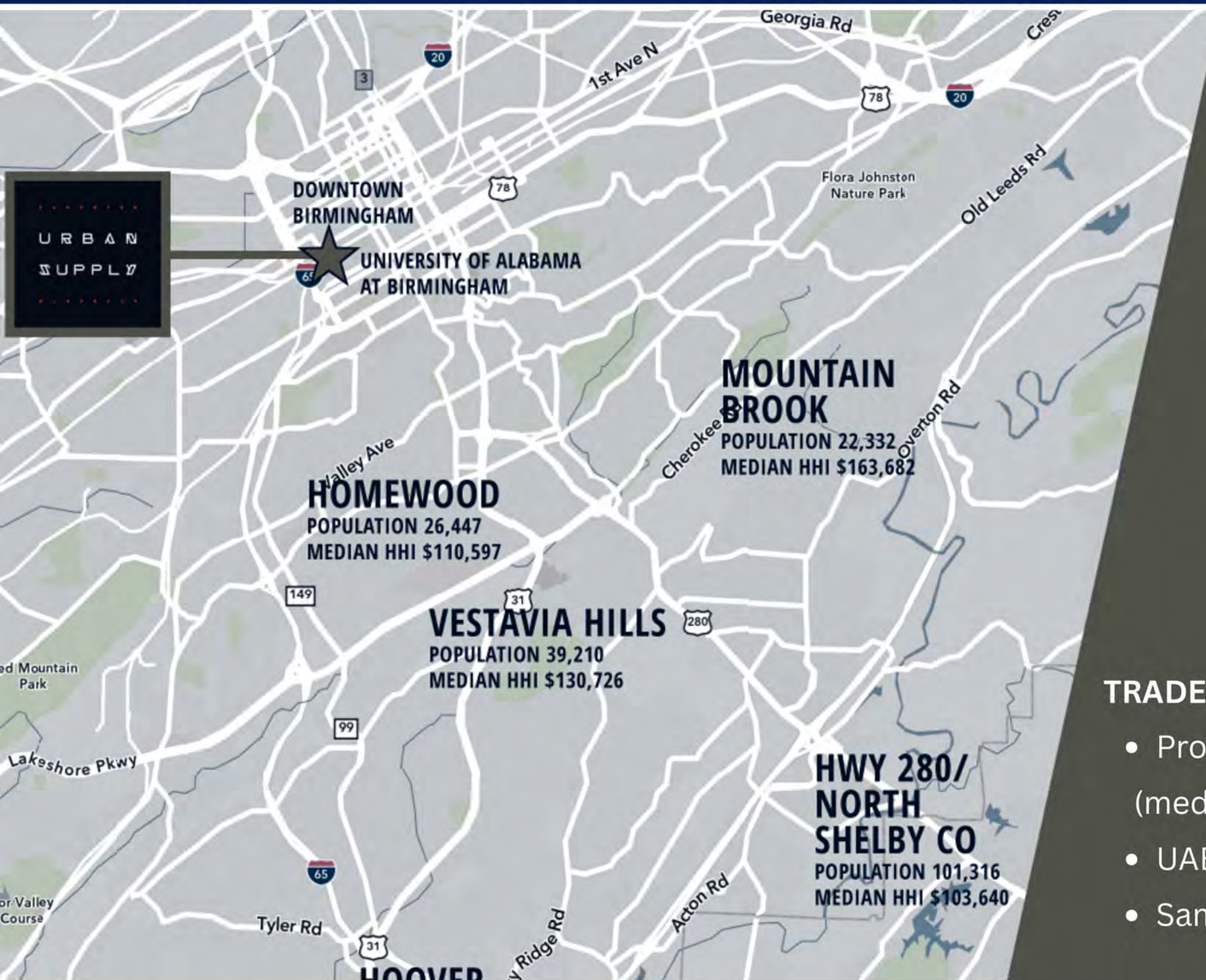




LIVE AN URBAN LIFE

REGION



POPULATION & INCOME

- 5 Min: 14,861 Pop | 5,749 HH | \$67,444 Avg. Income
- 10 Min: 85,062 Pop | 39,061 HH | \$65,051 Avg. Income
- 15 Min: 246,046 Pop | 106,379 HH | \$87,053 Avg. Income

WALKABLE DESTINATIONS & TRAFFIC

- Regions Field: 312.5K Visits/Yr | 144-Min Dwell | +16.7% YoY
(Peak: Thu-Sat, captive audience for Retail & F&B)
- Railroad Park: ±550K Visits
- McWane Science Center: 360K Visits
- Civil Rights Institute: 150K+ Visits
- Birmingham Museum of Art: 67K+ Visits

TRADE AREA & WORKFORCE

- Professionals: Upwardly mobile workforce within 10 mins. (medical, legal, finance, tech).
- UAB (Within 5 miles): 20,905 Students | 11,035 Employees
- Samford Univ (Within 5 miles): 6,324 Students | 1,232 Employees



LOCATION & ACCESSIBILITY



Urban Supply is designed to become a gathering spot for **Birmingham's urban core** and plays a lead role in the rebirth of downtown. Central and accessible to the whole city, it provides **an important link to green spaces and neighborhoods** from east to west and north to south.

The visionary project is about **creating and fostering connection**. A place where thousands of residents in nearby apartments and lofts can gather together and **enjoy an urban lifestyle**. Urban Supply is within walking distance to the UAB campus, The Switch (Birmingham's Innovation District), the Civil Rights District, the Central Business District, and the Medical District. The remaining metro area is **easily accessible from nearby I-20/59, I-65, and**

Red Mountain Expressway.



SITE DETAILS



Available Spaces

PROPERTY	SUITE #	SIZE	RENT (\$/SF)
302 2nd Ave S	Suite 1302	2,725 SF	Contact Broker
1227 1st Ave S	SUITE 101	2,426 RSF	Contact Broker
	SUITE 102	4,959 RSF	Contact Broker
	SUITE 103	2,331 RSF	Contact Broker
121 12th St S	OFFICE	5,104 SF	Contact Broker



1302 2ND AVE S: FOOD & BEVERAGE USE



1302 2ND AVE S: FOOD & BEVERAGE USE



Classic red-brick exterior with glass windows and doors



1227 1ST AVE S: RETAIL, FITNESS, SHOWROOM

MEZZANINE
+1,423 SF

COMMON
±3,202 SF

THRIVE ▲
COWORKING

AVAILABLE
SUITE 101
2,426 - 9,717 RSF

AVAILABLE
SUITE 102
4,959 -
9,717 RSF

COMMON RESTROOMS
PROVIDED BY LANDLORD



AVAILABLE
SUITE 103
2,331 -
9,717 RSF

**Pye- Barker Fire
& Safety**

FLOOR PLAN



1227 1ST AVE S - UNIT 101: RETAIL, FITNESS, SHOWROOM



That **huge floor-to-ceiling glass facade**
puts your business FRONT AND CENTER.



Inside, it's a total blank canvas waiting
for your **custom build-out**

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S SKYLINE
CRE ADVISORS

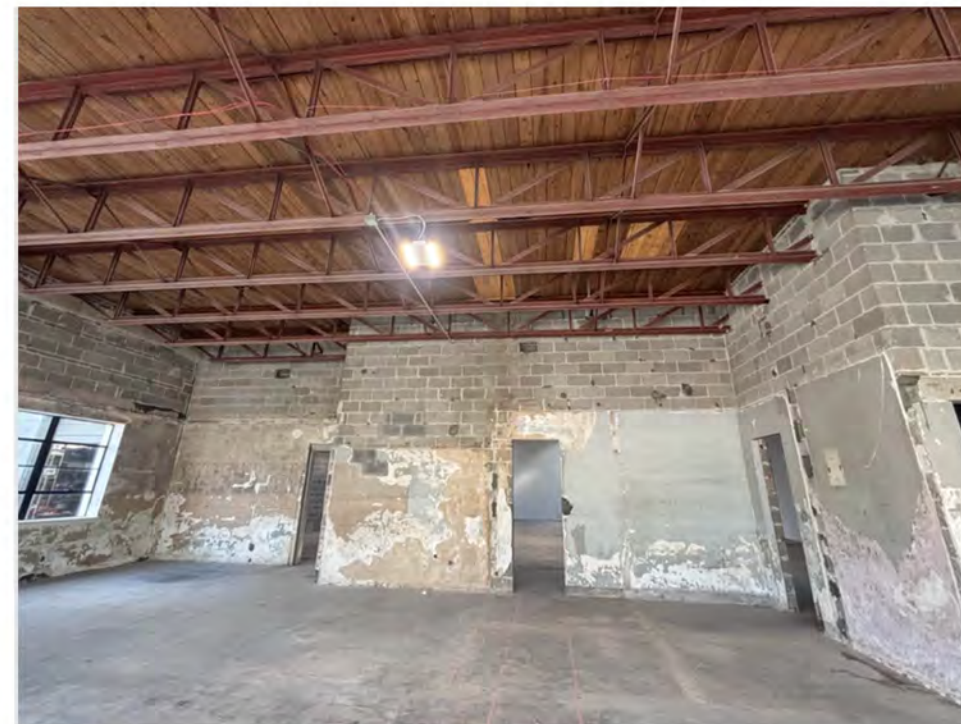
Lyndsy Yim, CCIM
Abra Barnes, CCIM
leasing@managewithskyline.com
205-862-1727

1227 1ST AVE S - UNIT 102: RETAIL, FITNESS, SHOWROOM

READY for you to turn it into your **dream cafe, fitness studio, or retail showroom** without breaking a sweat



Sun-drenched space with **massive** windows



Flexible open space
for **any** layout

1227 1ST AVE S - UNIT 103: RETAIL, FITNESS, SHOWROOM

READY for you to turn it into your **dream cafe, fitness studio, or retail showroom** without breaking a sweat



White-brick exterior with a modern **glass storefront**



Soaring exposed ceilings & skylights

Open layout, raw concrete floors



121 12TH ST S: MOVE-IN READY OFFICE

AVAILABLE

5,104 SF OFFICE

MINNIE'S

GOLF & BAR

₹4,400.5F
PATIO



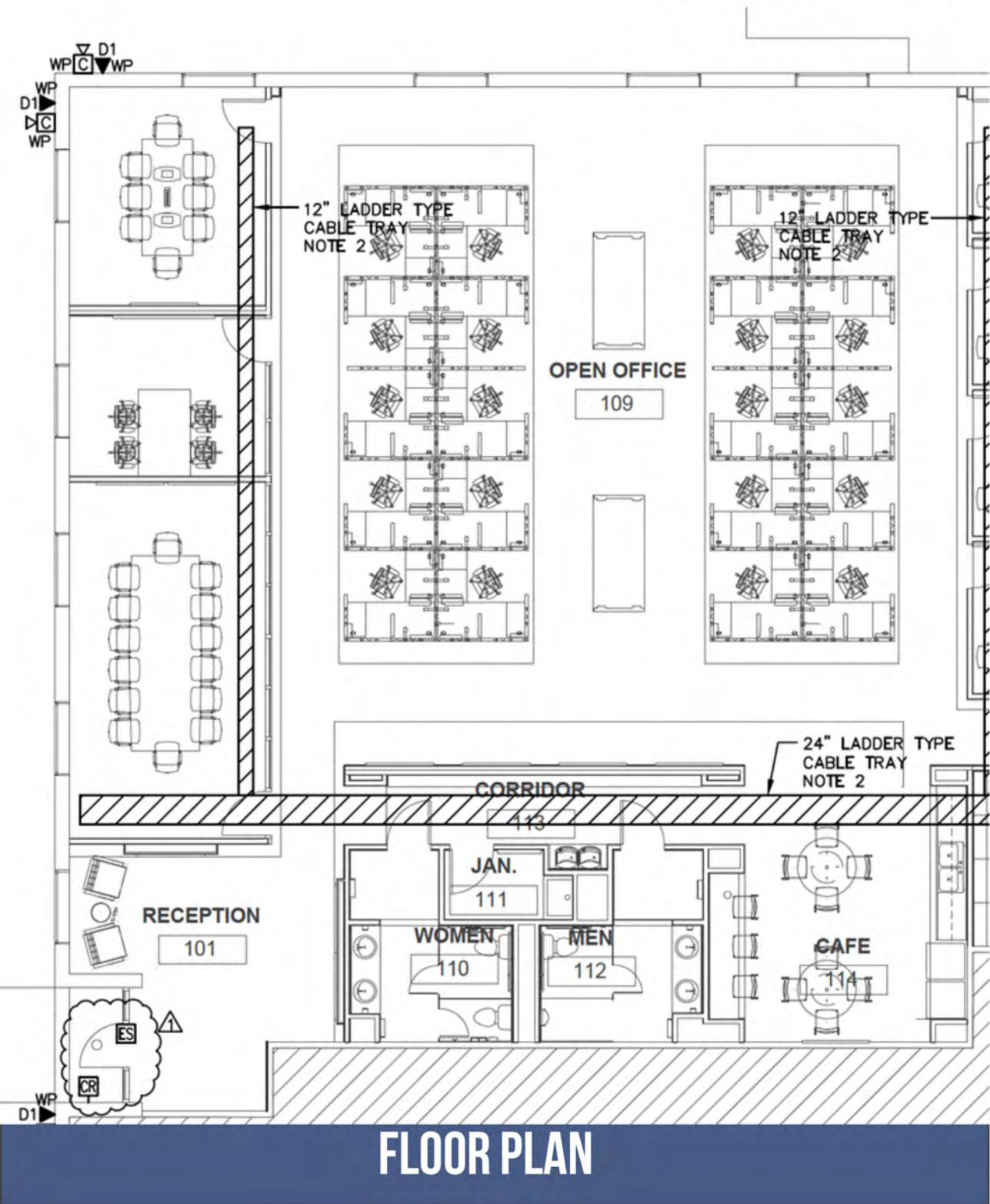
dogtopia

12TH STREET SOUTH



121 12TH ST S: MOVE-IN READY OFFICE

Modern Office Buildout with **Reception, Private Offices, Two Conference Rooms, Large Work Stations, Breakroom, Copy Room**



Excellent **Parking Availability** with **nearby Parking Options** for Employees

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EXPERIENCE THE ENERGY: A DESTINATION BUILT FOR CONNECTION



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THE AISLE @ URBAN SUPPLY IS BIRMINGHAM'S LIVING ROOM



This is the **backbone** of Urban Supply, providing a **direct path to access each tenant**, while offering **live music, performances, outdoor events, and festivals** to bring people together.



REDEFINING URBAN LIVING IN BIRMINGHAM

U R B A N S U P P L Y



Urban Supply located in the heart of Birmingham's **newest residential address**. In the last decade, more than 1,000 new lofts, apartments, and condos have emerged around our two blocks.

These residences house thousands of UAB students, young professionals seeking an urban lifestyle within **walking distance** from their office, and empty nesters seeking a pied-à-terre in the city.

Urban Supply is positioned to be **the neighborhood gathering place**. Set between The Denham and Railroad Park, our two blocks are designed to supply people from all across the city with...



**the goods to live
an urban life.**



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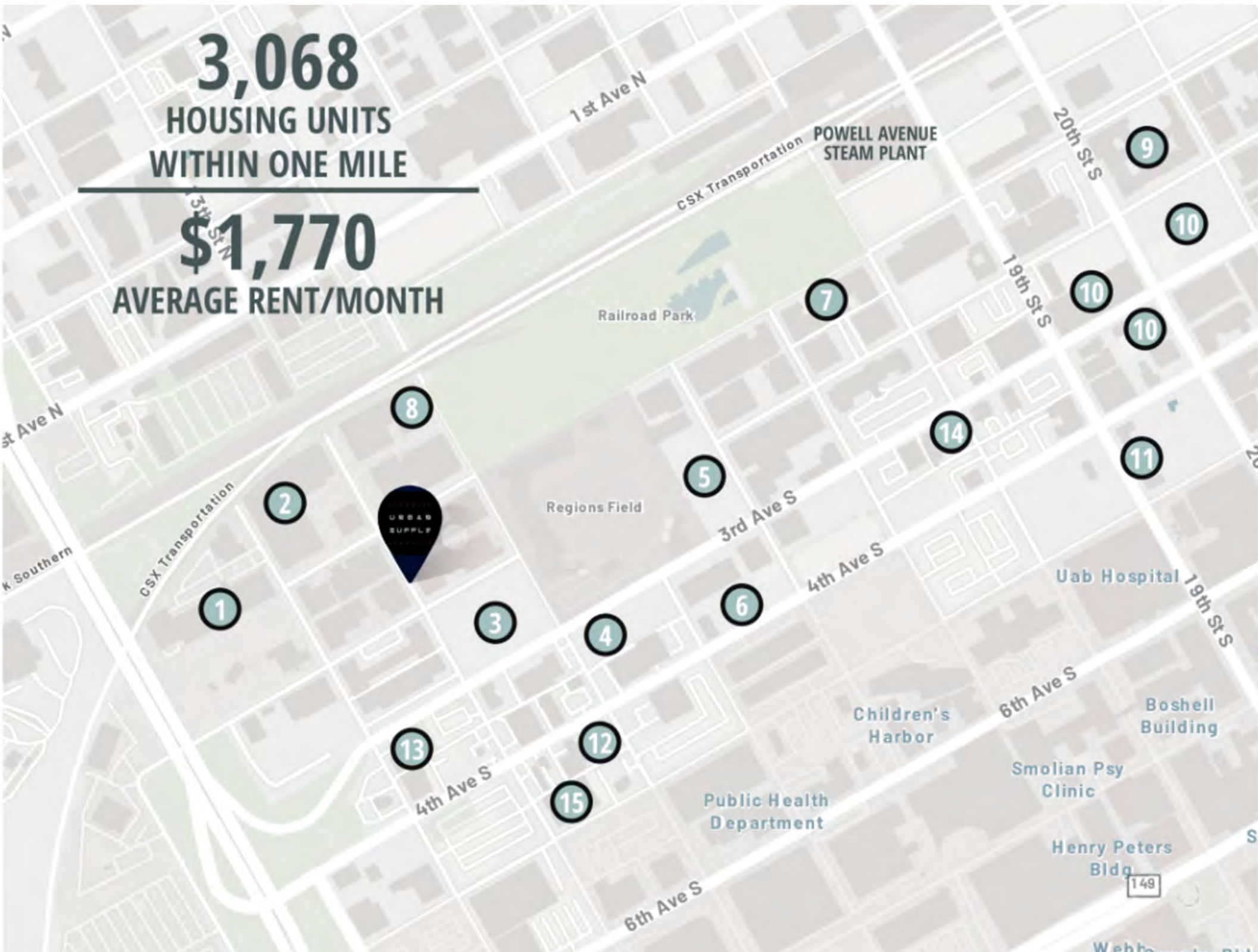
NEARBY GROWTH

WITHIN 5 MINUTE WALKING DISTANCE



NEARBY GROWTH

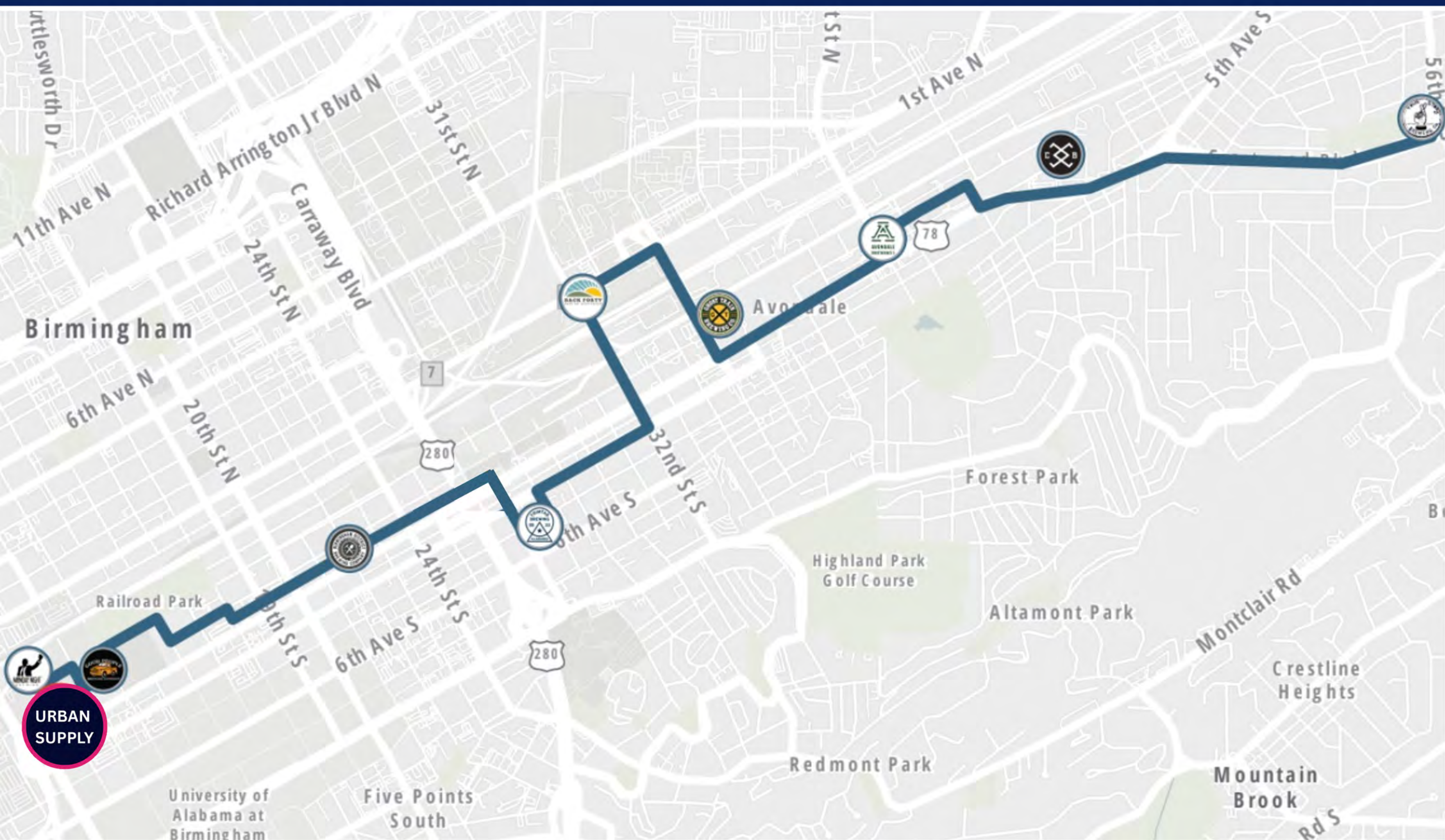
WITHIN 5 MINUTE WALKING DISTANCE



- | | |
|--|---|
| 1 THE DENHAM BUILDING
59 UNITS \$1,600-\$2,770/MONTH | 9 ADVENIR AT STATION 121
261 UNITS \$1,014-\$2,475/MONTH |
| 2 FOUNDRY YARDS
268 UNITS \$1,375-\$2,400/MONTH | 10 20 MIDTOWN
436 UNITS \$1,205-\$4,676/MONTH |
| 3 ALIGHT BIRMINGHAM
496 UNITS STUDENT HOUSING | 11 SOUTHSIDE STATION
30 UNITS \$1,258-\$1,588/MONTH |
| 4 THE PALMER PARKSIDE
228 UNITS \$1,255-\$3,984/MONTH | 12 MACARONI LOFTS
44 CONDO UNITS \$160,000-\$699,900 |
| 5 ION AT THE BALLPARK
236 UNITS STUDENT HOUSING | 13 THE MARSHALL ON 3RD
187 UNITS STUDENT HOUSING |
| 6 FLATS ON 4TH
86 UNITS \$1,216-\$2,405/MONTH | 14 CITIZEN BIRMINGHAM
144 STUDIO UNITS \$1,059 |
| 7 PARKSIDE
229 UNITS \$1,409-\$2,876/MONTH | 15 THE MARSHALL ON 5TH
159 UNITS \$830-\$1,719 |
| 8 THE LUMEN
205 UNITS \$1,300/MONTH STUDIO | |



BREWERIES ALONG THE MAGIC CITY BREWERY TRAIL



-  **MONDAY NIGHT BREWING CO.**
-  **GOOD PEOPLE BREWING CO.**
-  **BIRMINGHAM DISTRICT BREWING**
-  **TRIM TAB BREWING CO.**
-  **BACK FORTY BEER CO.**
-  **AVONDALE BREWING CO.**
-  **CAHABA BREWING CO.**
-  **TRUE STORY BREWING CO.**

**URBAN
SUPPLY**

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GET IN TOUCH



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