

2320 HIGHLAND AVENUE

2320 Highland Ave S, Birmingham, AL 35205

OFFICE BUILDING FOR LEASE

JOHN TALLY

Principal and Qualifying Broker
205.757.0237
John@tallybhm.com

LESLEY BORDEN

Commercial Real Estate Sales & Leasing
205.382.0262
lesley@tallybhm.com

Tally

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PROPERTY DESCRIPTION

Reduced Lease Rate! Prime location on Highland Avenue next to Caldwell Park in the Historic Highland Park neighborhood. Walking distance to Freddy's Wine Bar, Bottega Cafe, and The Garage.

PROPERTY HIGHLIGHTS

- Full Service Lease
- Covered Parking and Street Parking Available
- Highly Walkable Location

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$20.00 SF/yr (Full Service) |
| Available SF: | 1,400 - 2,586 SF |
| Lot Size: | 32,022 SF |
| Building Size: | 19,823 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 7,699 | 19,313 | 34,958 |
| Total Population | 14,972 | 39,460 | 79,145 |
| Average HH Income | \$90,378 | \$102,812 | \$103,995 |

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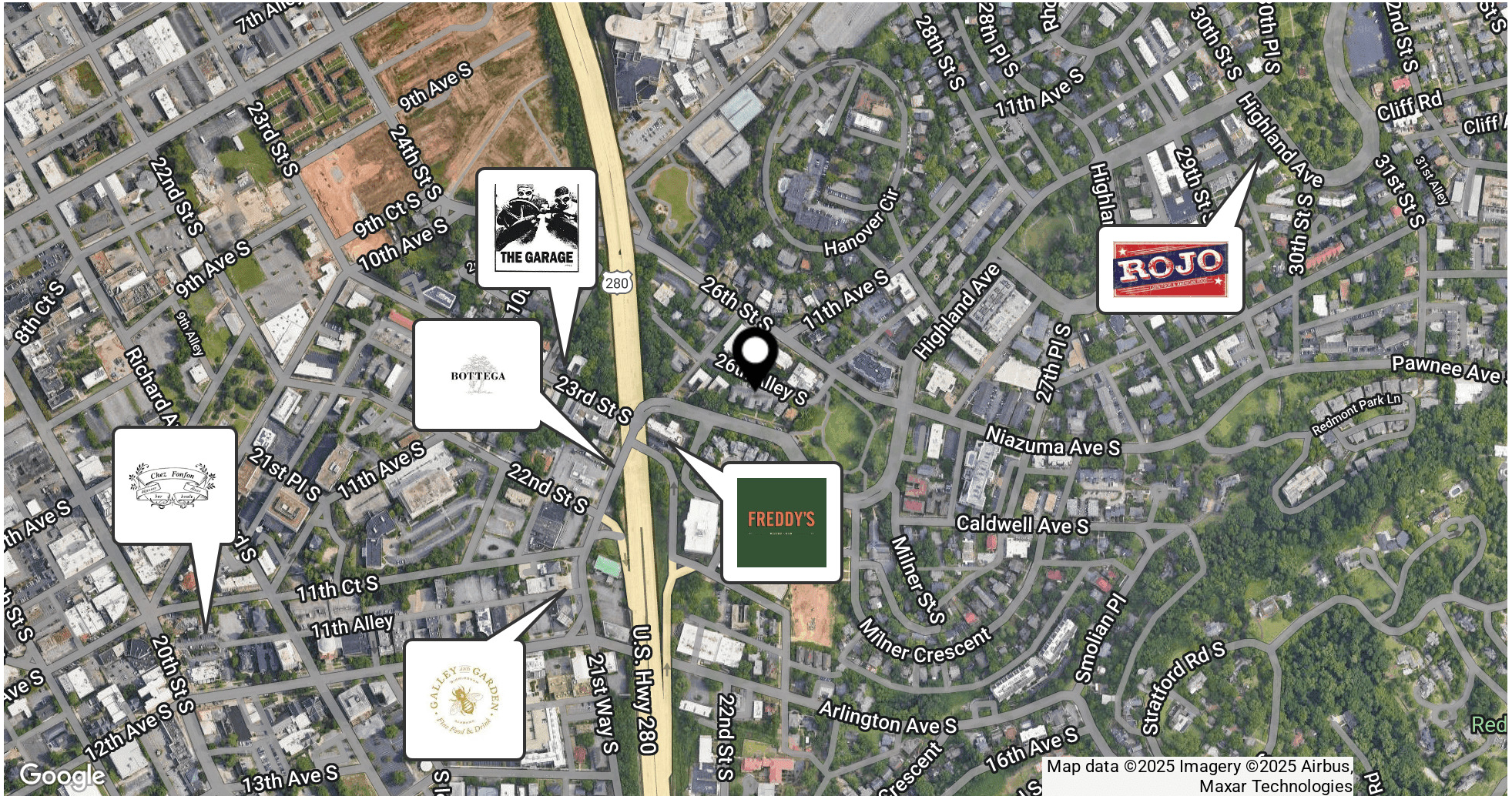
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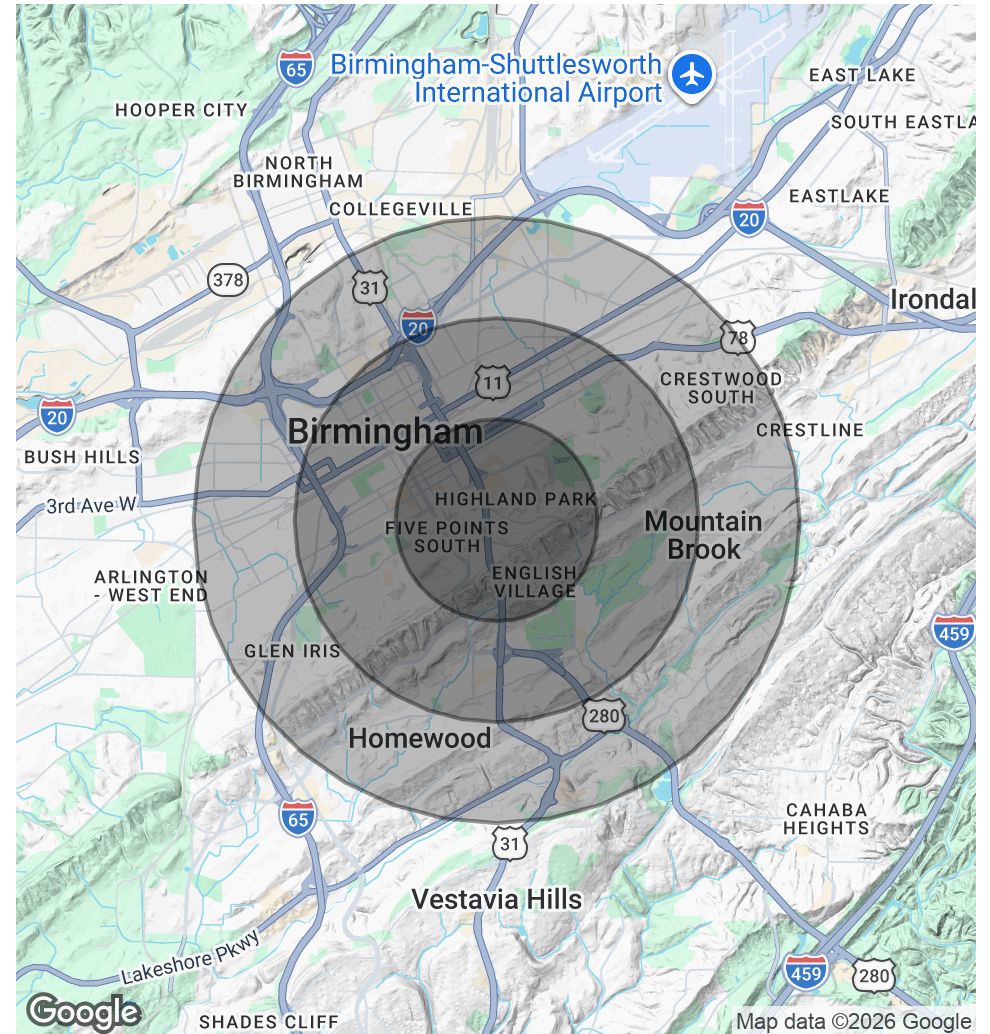
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,972 | 39,460 | 79,145 |
| Average Age | 38 | 37 | 38 |
| Average Age (Male) | 38 | 37 | 37 |
| Average Age (Female) | 37 | 38 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,699 | 19,313 | 34,958 |
| # of Persons per HH | 1.9 | 2 | 2.3 |
| Average HH Income | \$90,378 | \$102,812 | \$103,995 |
| Average House Value | \$513,928 | \$525,982 | \$490,667 |

Demographics data derived from AlphaMap



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