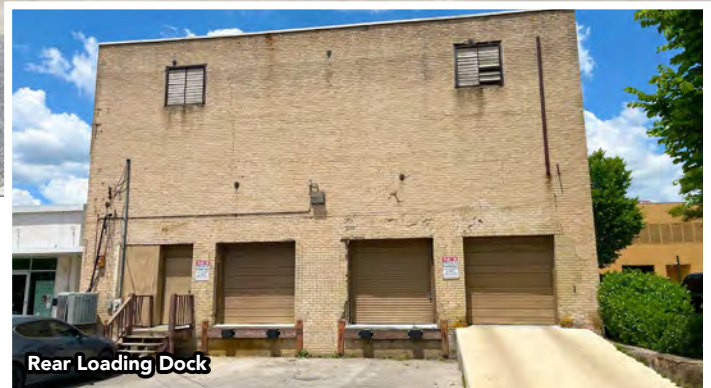
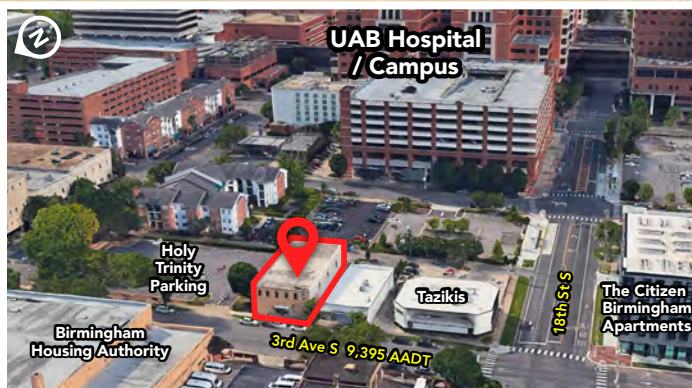




SALE/LEASE

RARE FLEX/WAREHOUSE

1813 3rd Avenue South, Birmingham, AL 35233

- Phenomenal location on 3rd Avenue South in the heart of Midtown
- Ideally located at the edge of UAB campus
- Historic brick and beam construction with high ceilings
- Ground Floor: $\pm 12'2'' - 11'6''$
- Loading dock with 1 drive-in and 2 dock-high doors
- Located along 3rd Avenue South less than 2 blocks from Red Mountain Theatre, Taziki's, Publix, Chipotle, Starbucks, UAB Hospital, Children's Hospital, Moe's Southwest Grill, Railroad Park and many more.

PROPERTY OVERVIEW

- **LEASE RATE:** Call for Details
- **SALE PRICE:** \$975,000
- **IN OPPORTUNITY ZONE**
- **HISTORIC TAX CREDIT OPPORTUNITY:** Built in 1920
- **AVAILABLE SPACE:** 9,800 SF - 2 floors

NORMAN TYNES

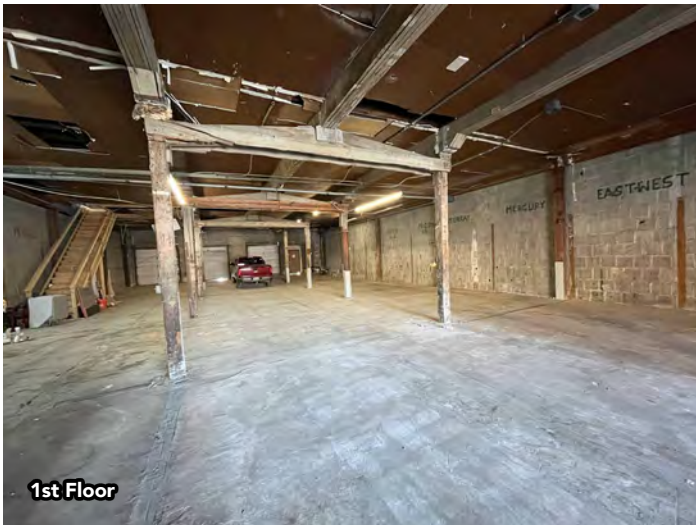
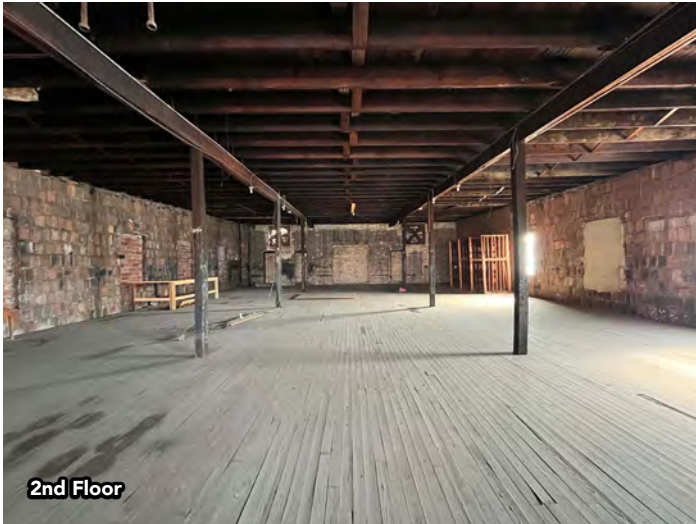
ntynes@harristynes.com | 205.458.8105

For More Information: HarrisTynes.com

2 North 20th Street, #1700, Birmingham, AL 35203

RARE FLEX/WAREHOUSE FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233

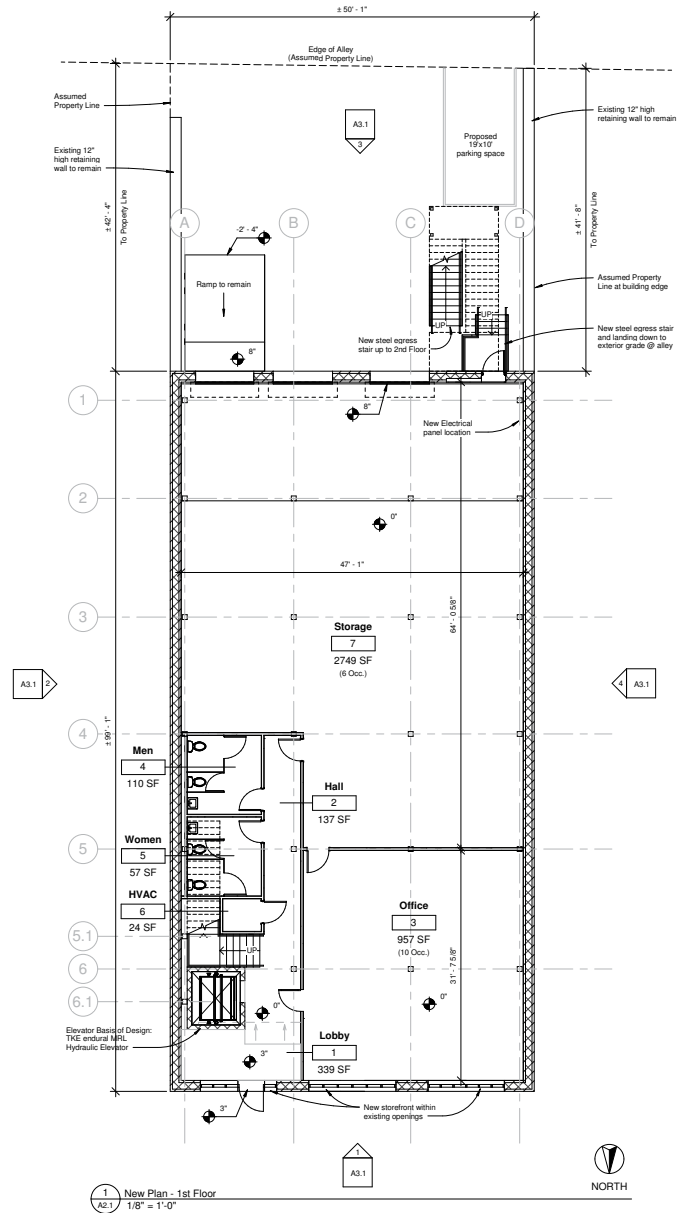
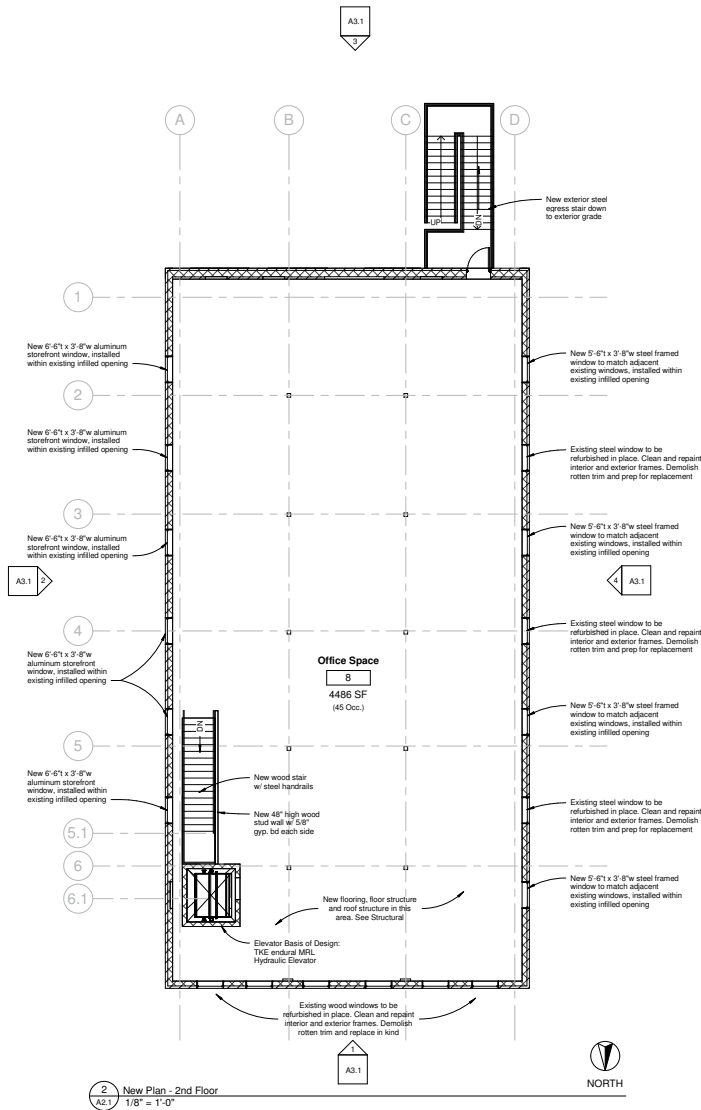


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PROPOSED BUILDING UPDATES

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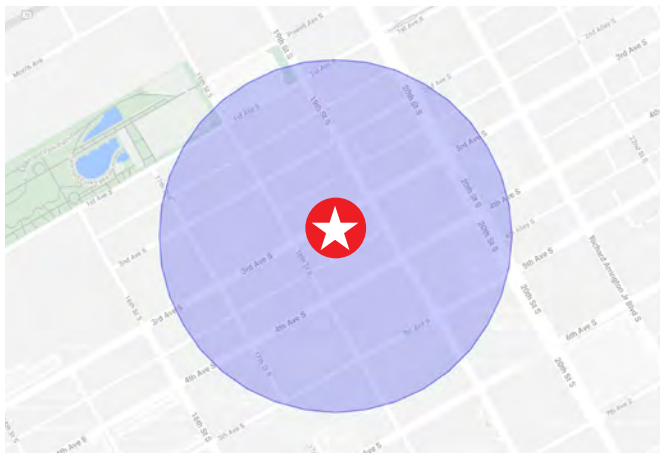


RARE FLEX/WAREHOUSE FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233



LOCATED IN THE HEART OF MIDTOWN - ONE OF BIRMINGHAM'S MOST ACTIVE CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	5.3M
Visitors	1M
Visit Frequency	5.08x
Avg Dwell Time	53 minutes
Vehicle Traffic	8,894 AADT on 3rd Ave S

5.3M
VISITS

8,894 AADT
ON 3RD AVE S

1M
VISITORS

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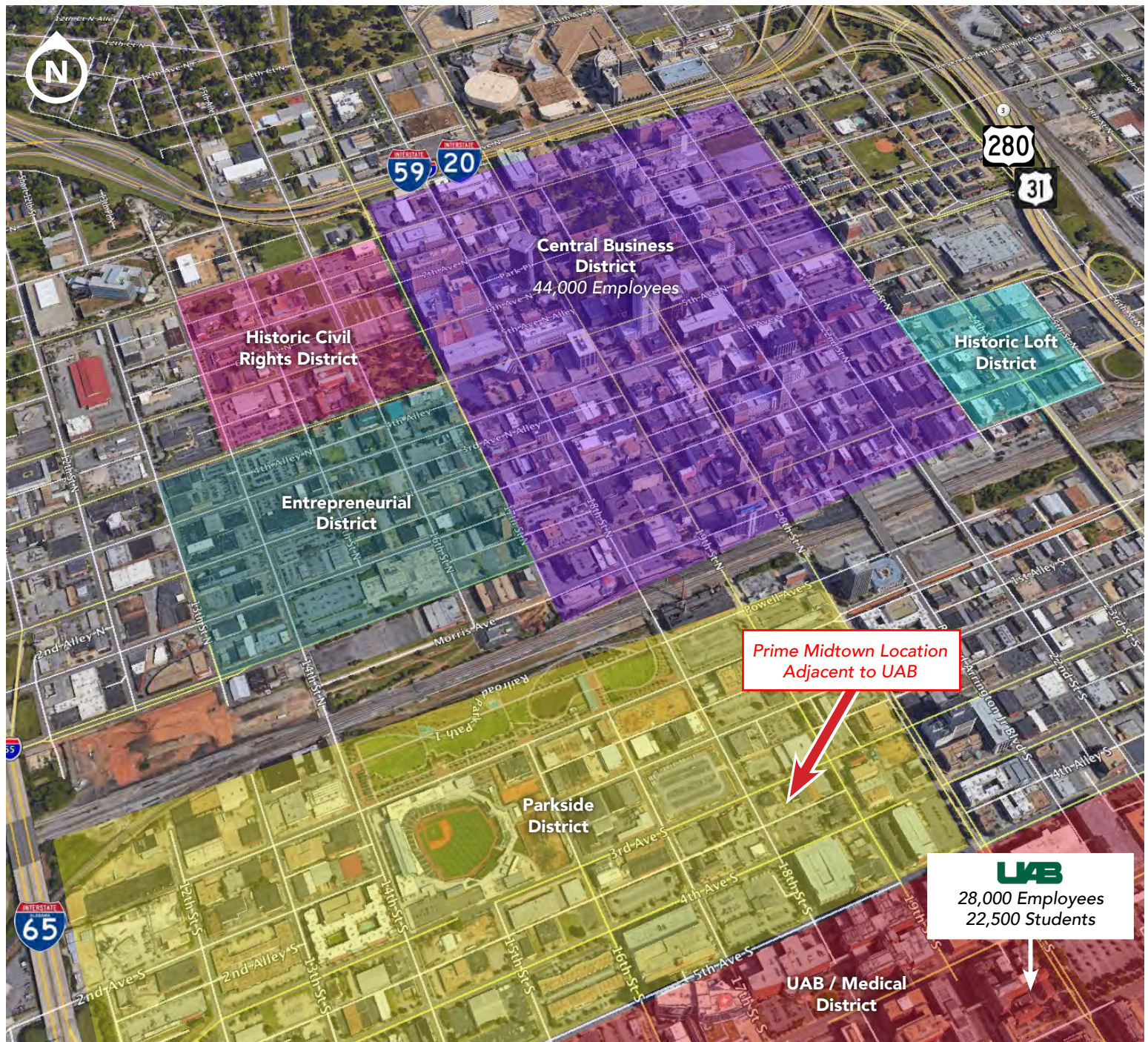
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