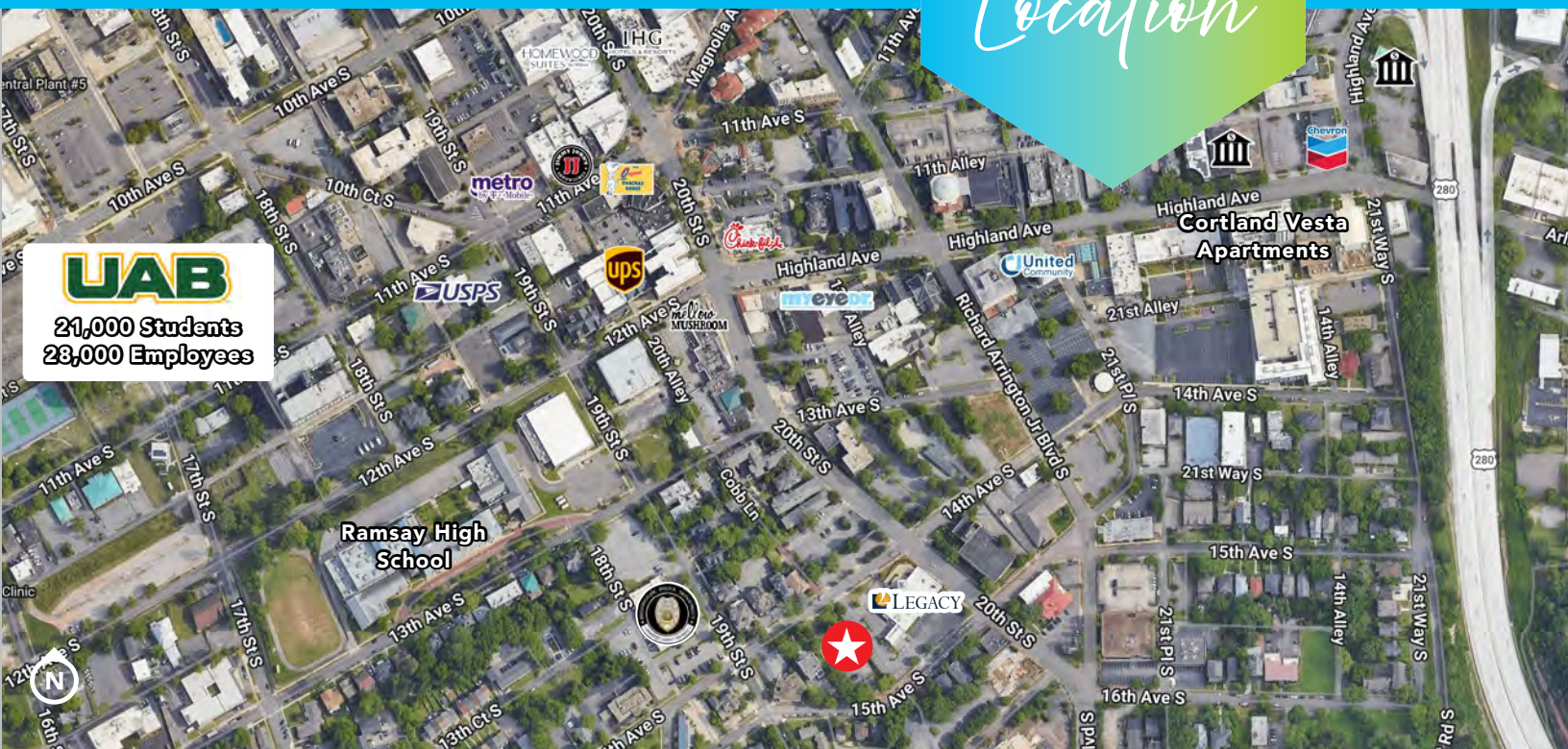




FOR SALE

IDEAL SOUTHSIDE PROPERTY

1923 14th Ave S, Birmingham, AL 35205

- Excellent visibility from lighted intersection on 20th Street
- **Prime development opportunity**
- **Potential to utilize existing building**
- Convenient ingress/egress from 14th Ave South

PROPERTY OVERVIEW

- **ASKING PRICE:**
Call For Pricing
- **SIZE:**
LOT: ±0.59 Acres
BUILDING: ±1,831 SF
- **LOCATION:**
Conveniently located in Southside just off on 20th St South
- **ZONING:**
CO&I

DEAN NIX

dnix@harristynes.com | 205.458.8123

For More Information: HarrisTynes.com

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

PROPERTY FOR SALE

1923 14th Ave S, Birmingham, AL 35205



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HARRIS TYNES
COMMERCIAL REAL ESTATE

PROPERTY FOR SALE

1923 14th Ave S, Birmingham, AL 35205



Existing office space includes 6 offices, 1 conference room, 1 copier room, and 3 restrooms



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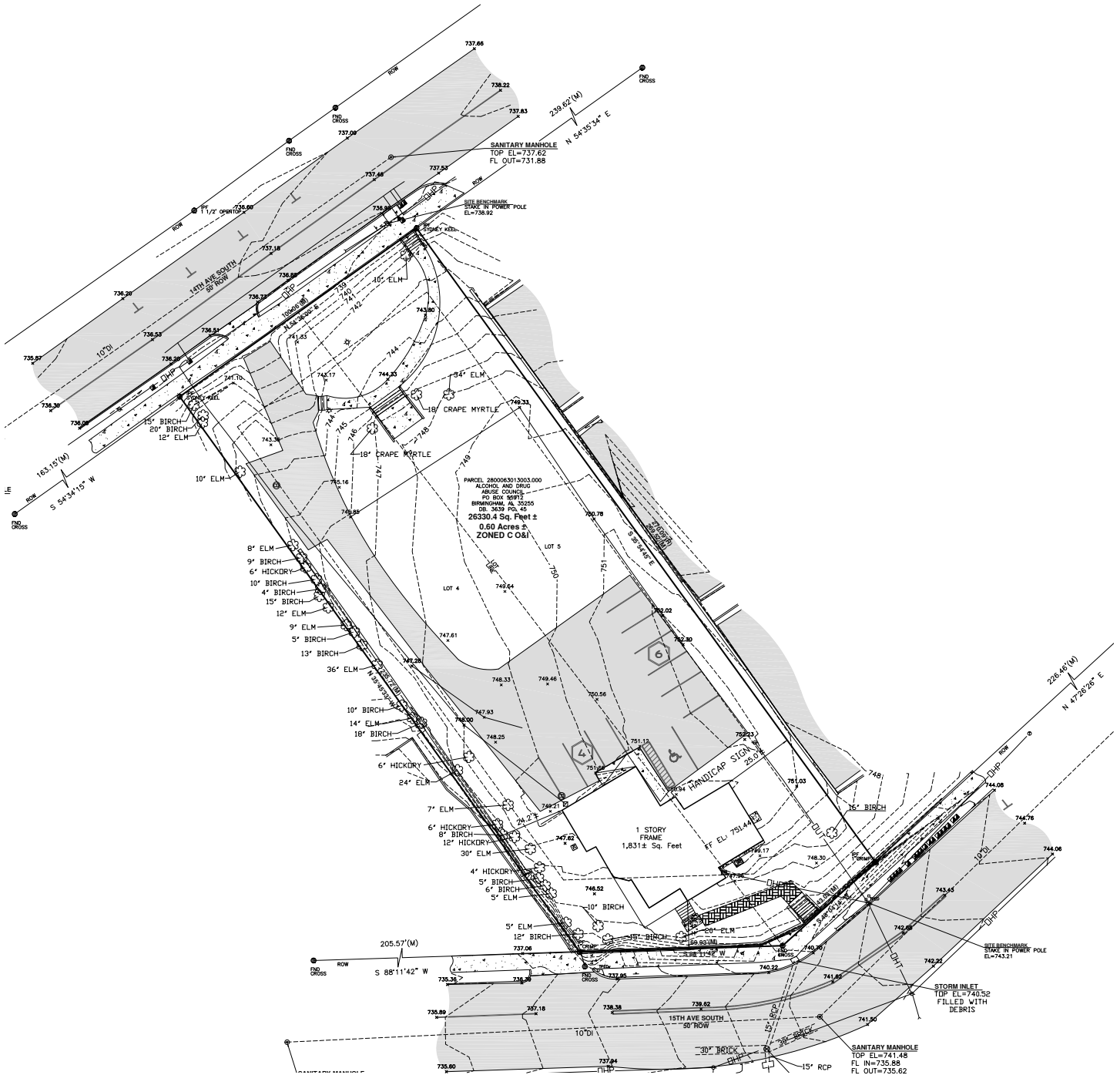


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PROPERTY SURVEY



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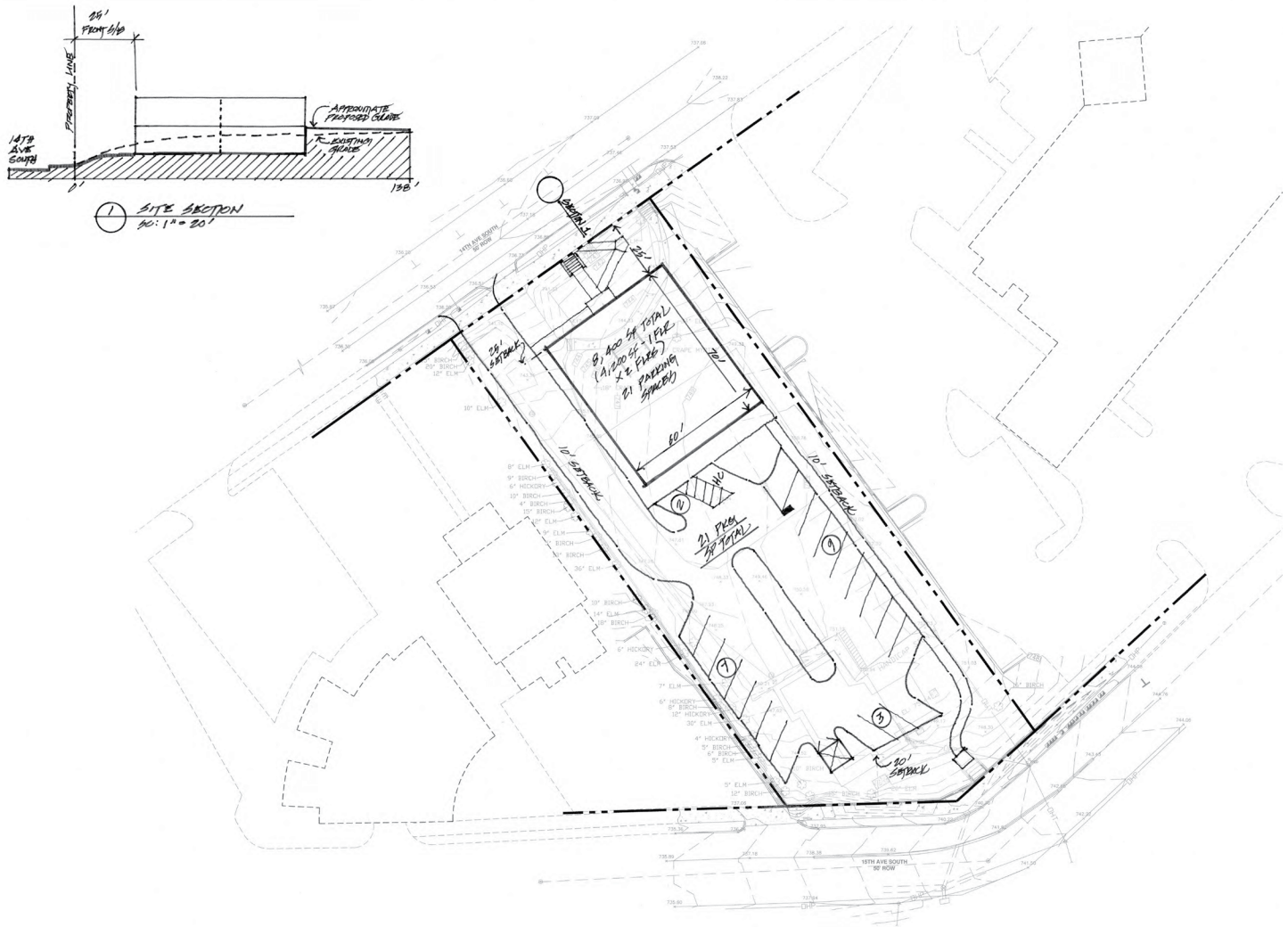
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HARRIS TYNES
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PROPERTY FOR SALE

POTENTIAL DEVELOPMENT LAYOUT



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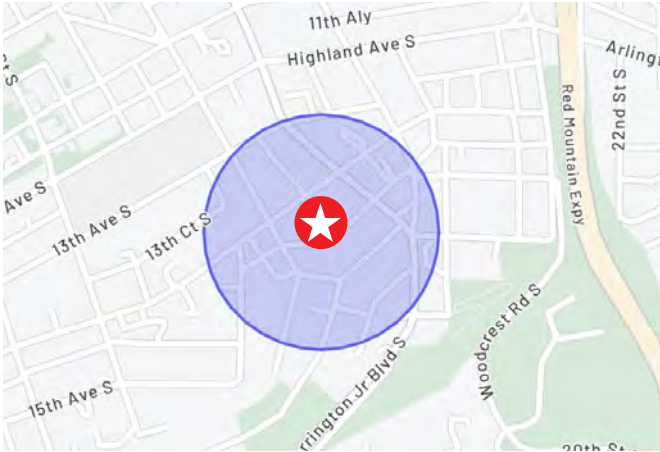


HARRIS TYNES
COMMERCIAL REAL ESTATE

PROPERTY FOR SALE

1923 14th Ave S, Birmingham, AL 35205

LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



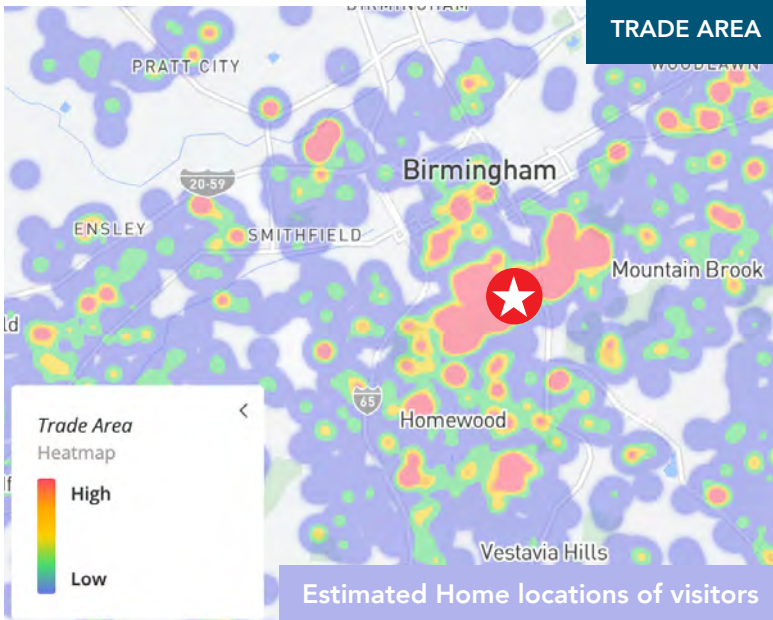
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	158K
Visitors	58.6K
Visit Frequency	2.69x
Avg Dwell Time	82 minutes

158K
VISITS

\$117K+
AVG HH INCOME
WITHIN 1 MILE

58.6
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	17,318	84,776	179,261

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$117,551	\$129,531	\$128,908

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	22,359	115,832	165,270

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