

*Broker
Incentive*

4%
TENANT BROKER
INCENTIVE



FOR LEASE

OFFICE/RETAIL/SALON SPACE

2203-2209 3rd Ave N, Birmingham, AL 35203

PROPERTY OVERVIEW

- **ASKING RATE:**
\$24/SF Modified Gross
- **AVAILABLE SPACE:**
±2,600 - 10,000 SF
Retail/Salon/Office
- **LOCATION:**
Ideally located at the busy
signalized intersection of 3rd
Ave and 22nd Street N
- **REDEVELOPMENT:**
Building is being fully
renovated to **white box
delivery condition**



Proposed interior rendering

WEST HARRIS
wharris@harristynes.com | 205.458.8127

For More Information: HarrisTynes.com
2 North 20th Street, #1700, Birmingham, AL 35203

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Up to ±10,000 SF Available

****Flexible space options available****

Demising walls shown for reference only



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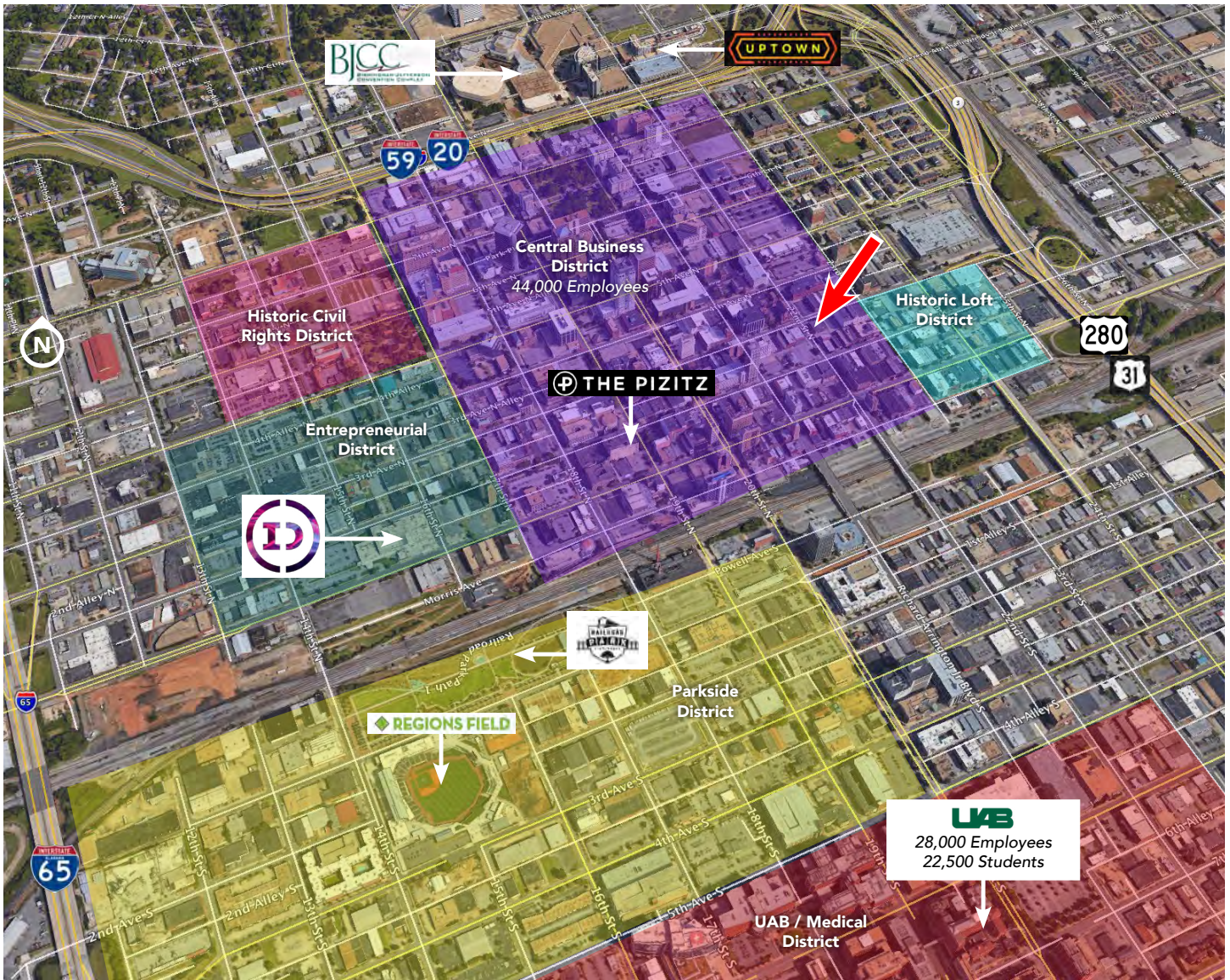


HARRIS TYNES
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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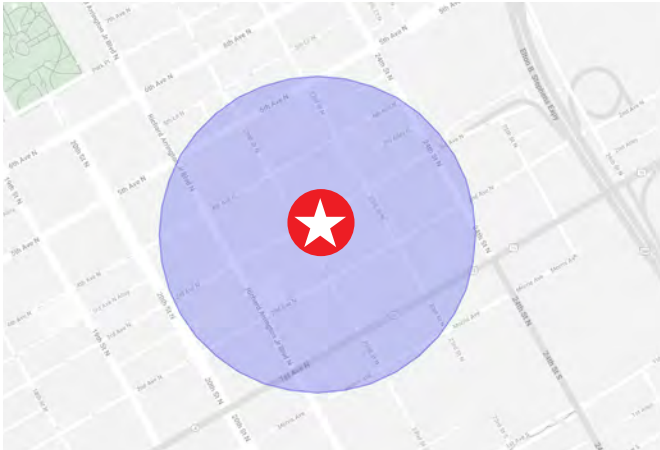
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LOCATED IN ACTIVE DOWNTOWN BIRMINGHAM RETAIL/RESTAURANT DISTRICT



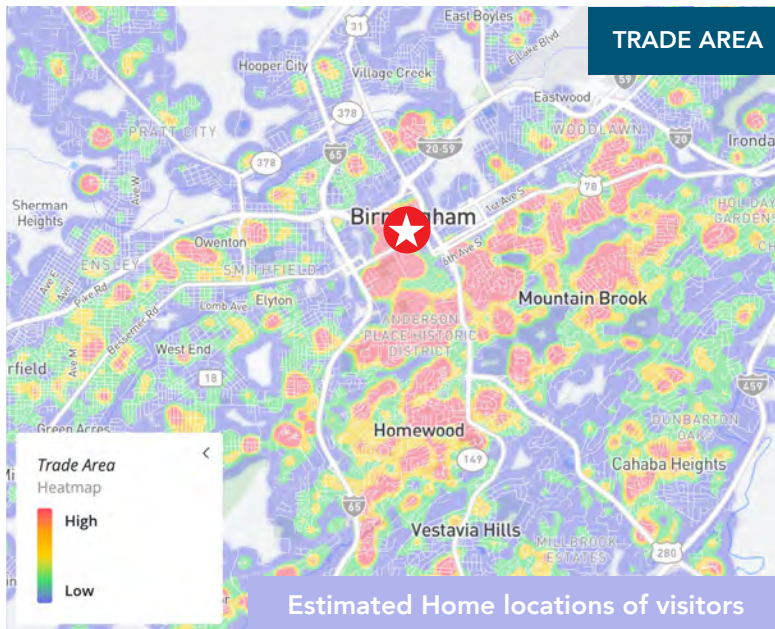
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.6M
Visitors	543.8K
Visit Frequency	2.99x
Avg Dwell Time	127 minutes
Traffic Counts	10,758 AADT on 3rd Ave N 9,649 AADT on 22nd St N

1.6M
VISITS

20,300+
TRAFFIC COUNTS
AT INTERSECTION

543.8K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	8,581	75,931	166,212

BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	43,099	100,125	156,421

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$90,175	\$94,763	\$107,520