



FOR LEASE

CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

- Highly visible building signage (38,753 AADT on US-31)
- Potential for dedicated elevator lobby/premier arrival experience
- 3:1000 landlord-controlled spaces + 67 public spaces within 3 a minute walk
- Service road access provides safe ingress/egress while maintaining visibility

PROPERTY OVERVIEW

- **ASKING RATE:**
Call For Rate
- **AVAILABILITY:**
Ground floor retail/medical
±2,446 - 4,892

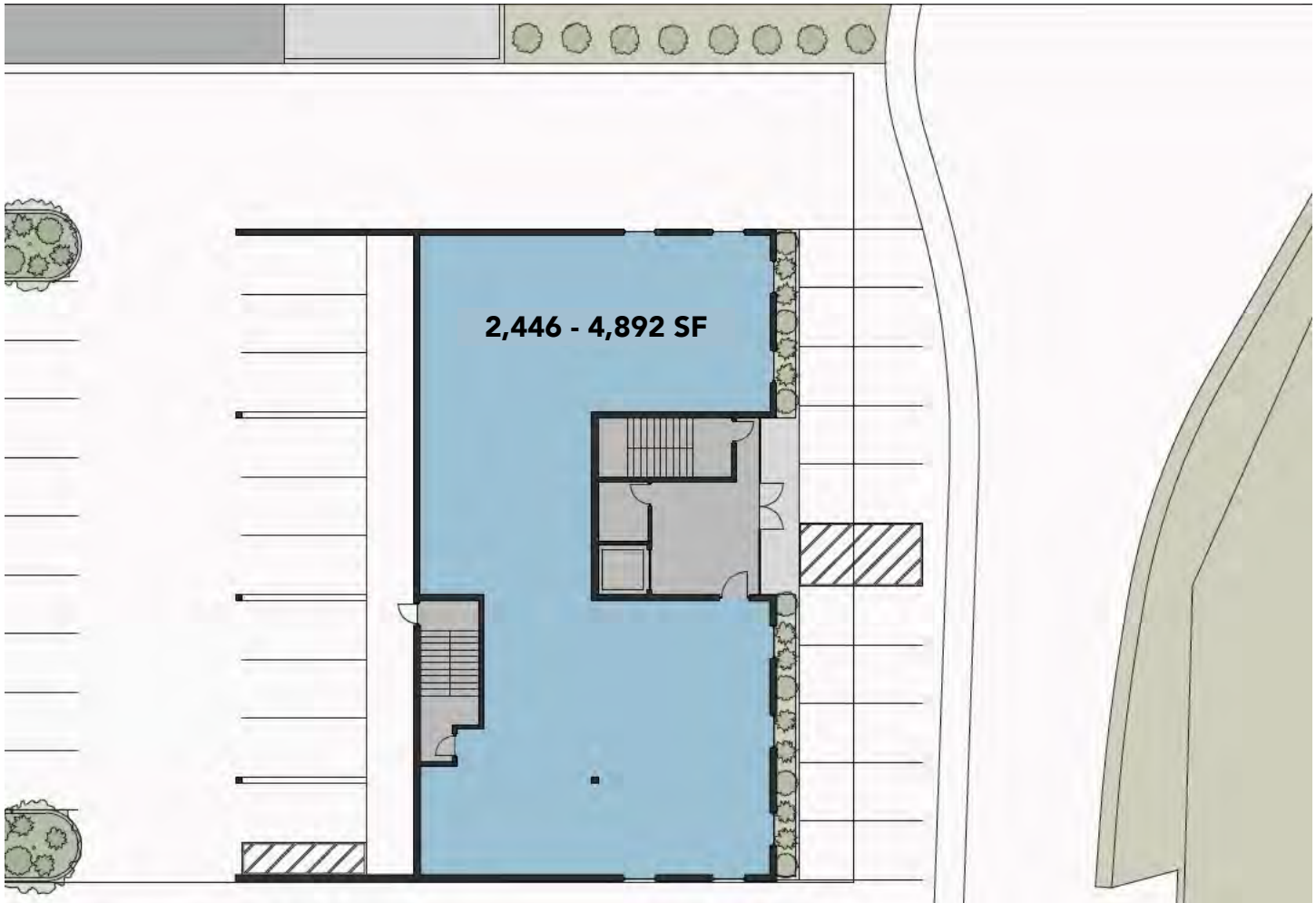
2nd floor medical office
±4,107 - 8,213 SF

3rd Floor - Leased to Vitalogy
- **SIGNAGE:**
Ideal signage opportunity
38,700+ AADT on US-31

CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

First (Ground) Floor



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

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

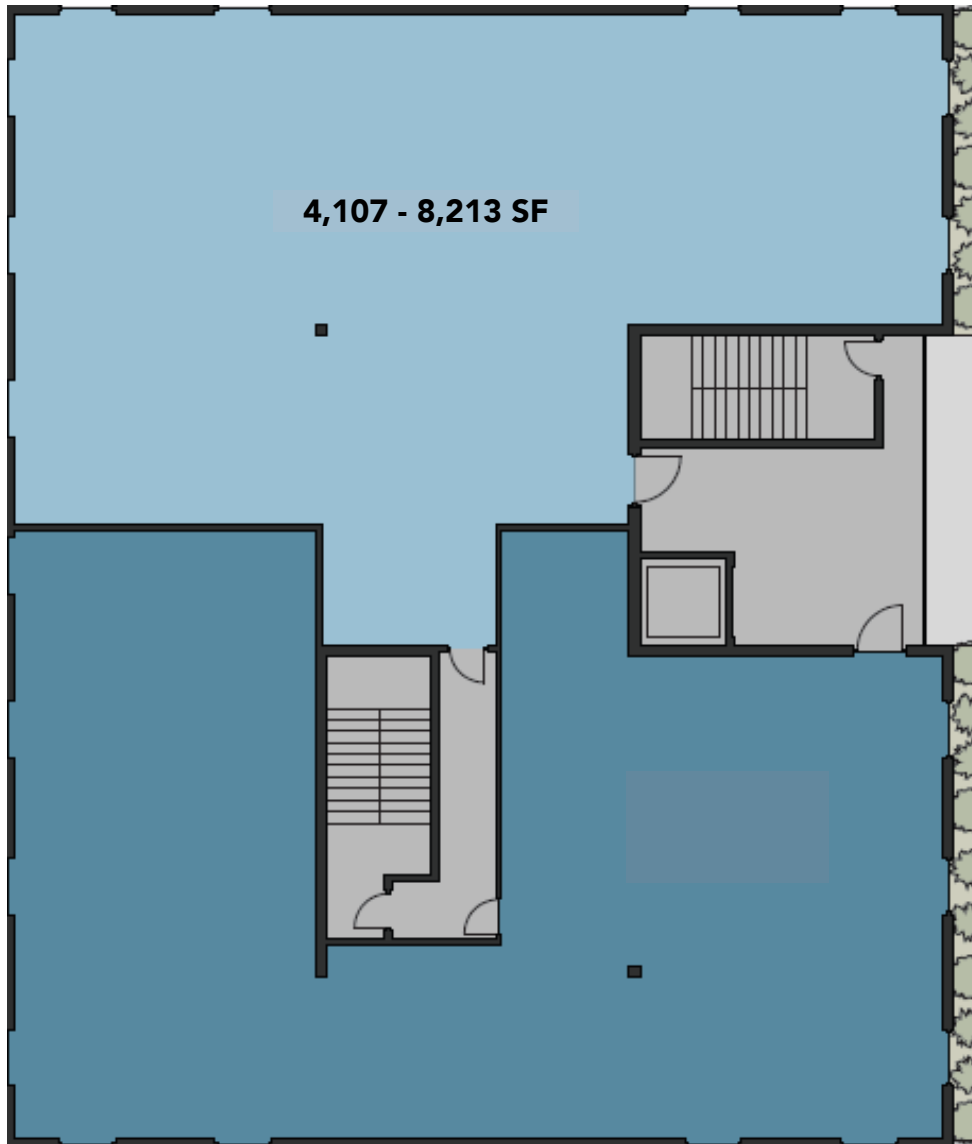
The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions,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



CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

Second Floor



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

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

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.



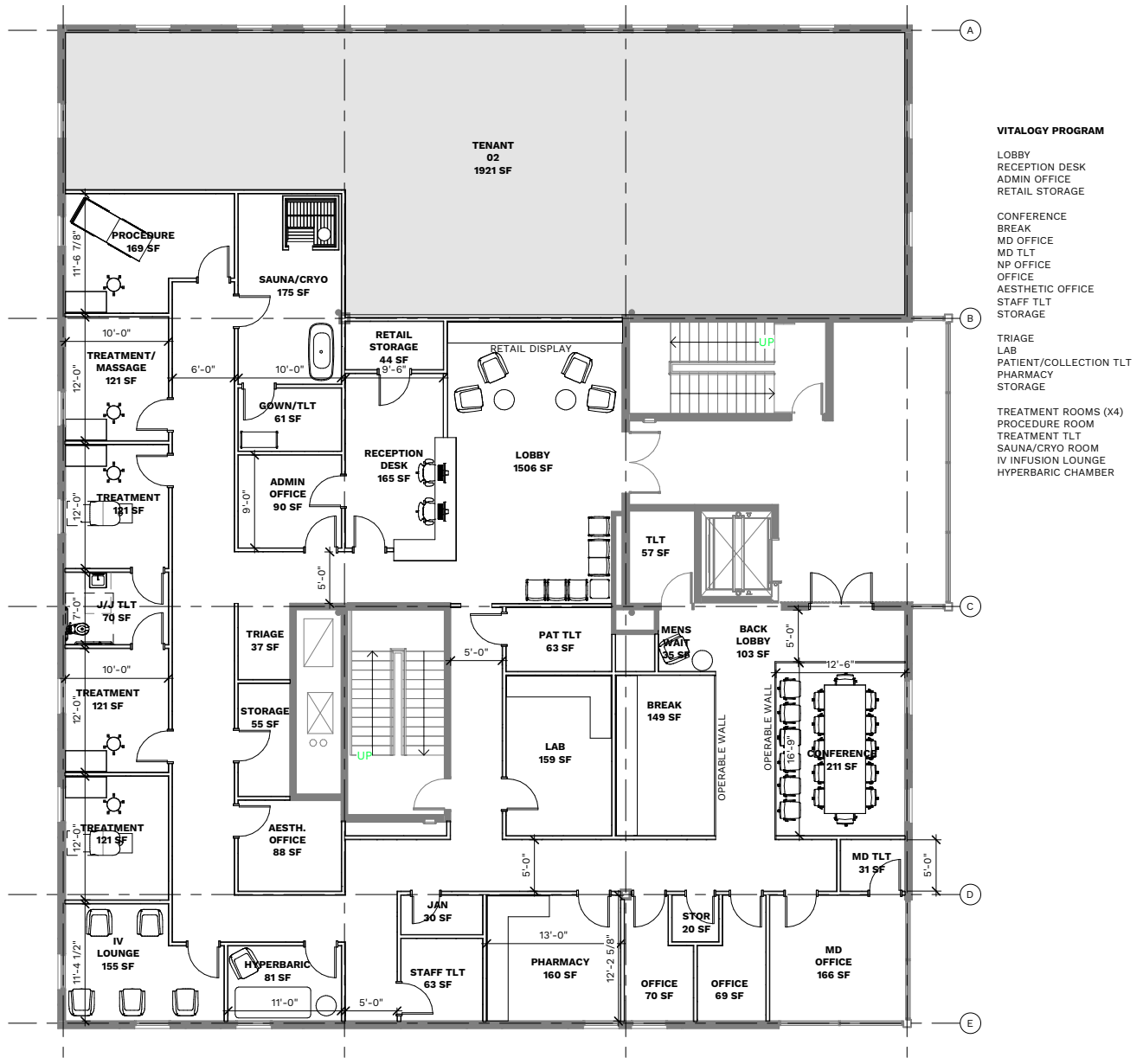
CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

Third Floor

VITALOGY WELLNESS

PLAN



CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209



LOCATION:

- Ideally located at the intersection of US-31 and Hwy 280
- Centrally located for patients coming from Homewood, Mountain Brook, and Vestavia
- Easy access to UAB, UAB St. Vincent's, Baptist Health and Grandview
- Walkable to retail/restaurants in Downtown Homewood

PARKING

- 3:1000 landlord-controlled spaces + 67 public spaces within 3 a minute walk

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

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

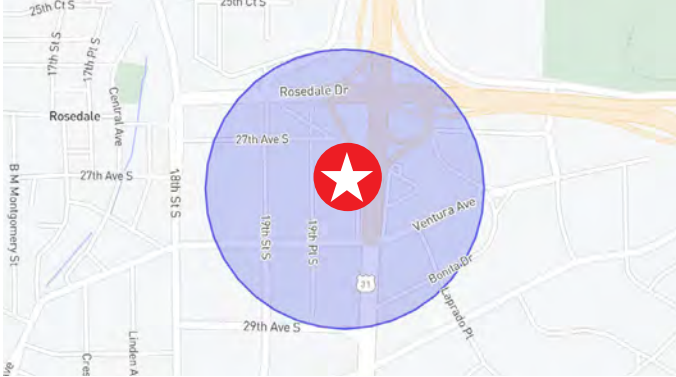
The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions,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



CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

LOCATED IN HIGHLY ACTIVE RETAIL/MEDICAL CORRIDOR



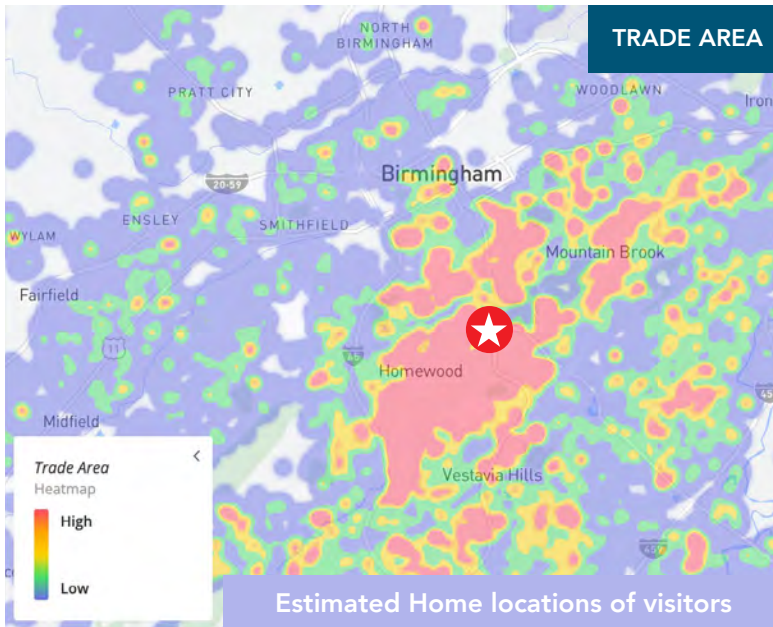
12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.6M
Visitors	521.9K
Visit Frequency	3.16x
Avg Dwell Time	63 minutes

208K+
AVG HH INCOME
WITHIN 1 MILE

1.6M
SITE VISITS

38K+
VEHICLE TRAFFIC
COUNTS ON US-31



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	9,463	81,801	184,107

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	17,352	106,220	182,488

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$208,305	\$151,341	\$136,894

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

For More Information: [HarrisTynes.com](https://www.HarrisTynes.com)
2 North 20th St, #1700, Birmingham, AL 35203

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.



CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

COMMUNITY PROFILE

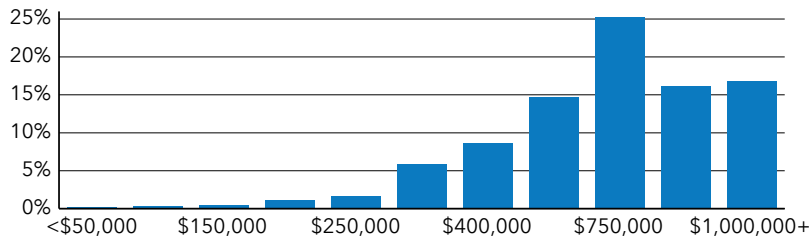
2714 20th St S, Birmingham, Alabama, 35209
Ring of 1 mile

9,463	-0.20%	1.98	47.3	33.5	\$107,036	\$667,892	4,388	\$248,182	19.7%	66.2%	14.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	2020 Total Households (Esri 2022)	Median Net Worth	Age <18	Age 18-64	Age 65+

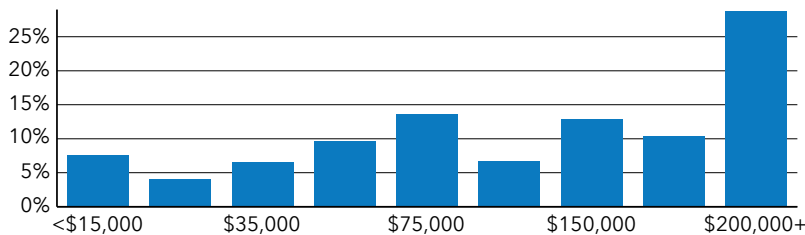
Household Medical Spending

\$46,170,989	\$29,637,277	\$6,432,227
2025 Health Care	2025 Health Insurance	2025 Medicare Payments
\$77,317	\$67,886	\$1,657,663
2025 Medicaid Premiums	2025 Tricare/Military Premiums	2025 Medical Supplies

Home Value



Household Income



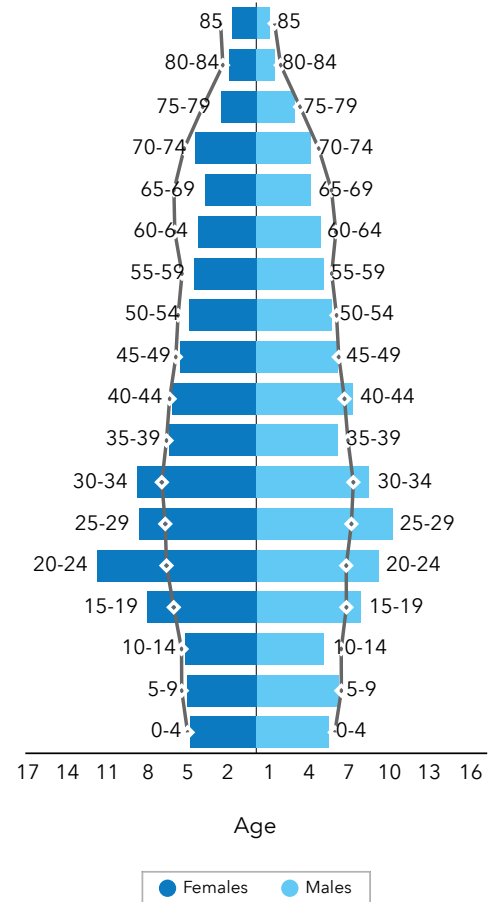
Medical Expenditure


\$46,170,989
2025 Health Care


\$9,625,407
2025 Medical Services


\$1,657,663
2025 Medical Supplies

Age Profile: 5 Year Increments



Dots show comparison to Jefferson County

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

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



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.