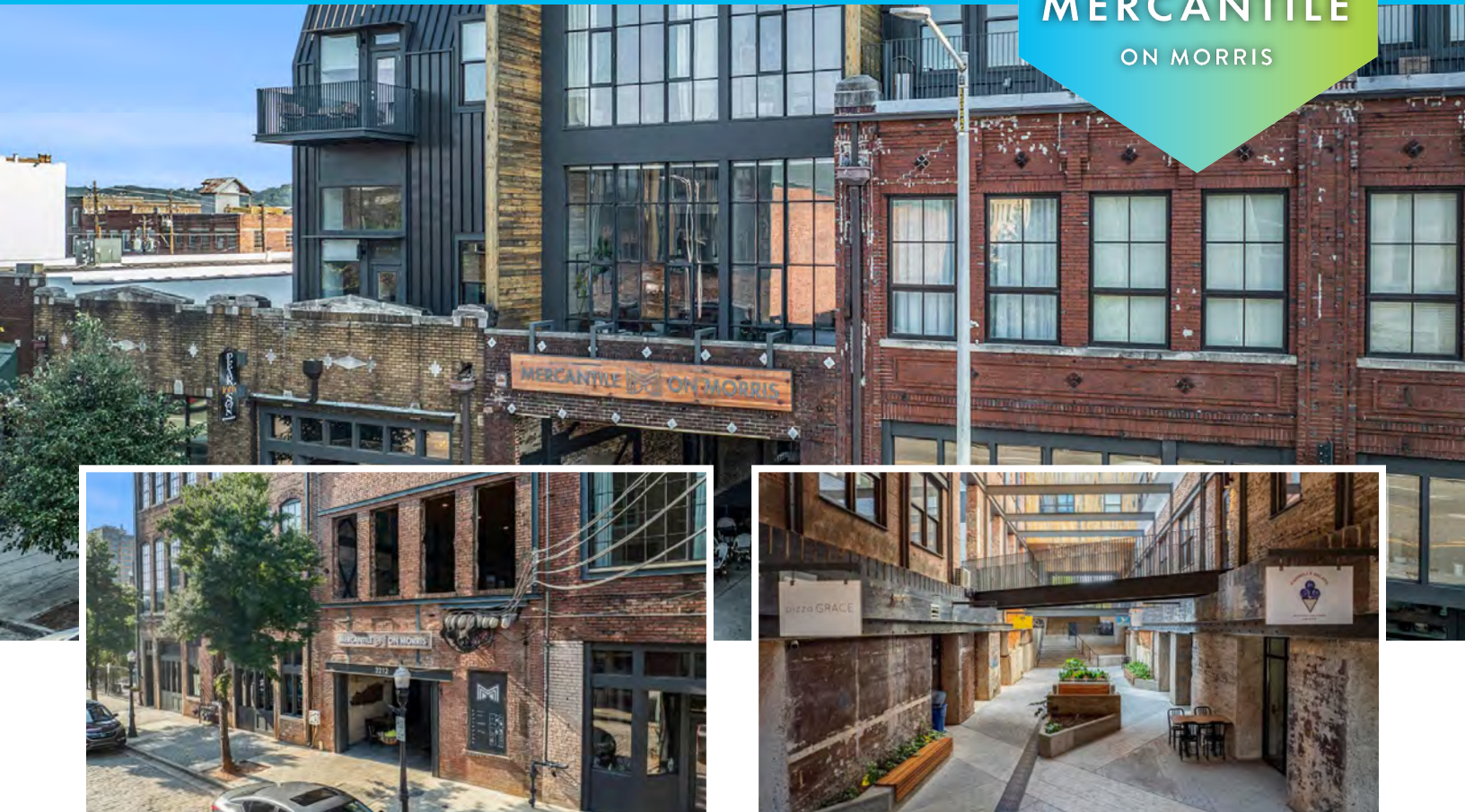




FOR LEASE

IDEALLY LOCATED RETAIL

2212-2217 1st Ave N, Birmingham, AL 35203

- Mixed-use development on Birmingham's most iconic street
- Frontage on both First Avenue North and Morris Ave plus a pedestrian plaza connecting Morris and First Avenues with ground-floor commercial space
- 53 residential condos above retail - 100% sold

PROPERTY OVERVIEW

- **ASKING RATE:**
Call For Pricing
- **AVAILABLE SPACES:**
±586-4,532 SF
- **LOCATION:**
Located within walking distance of numerous popular Birmingham destinations in high growth 1st Ave

Combined traffic counts at the intersection of 1st Ave N & 22nd St S: 33,560 AADT

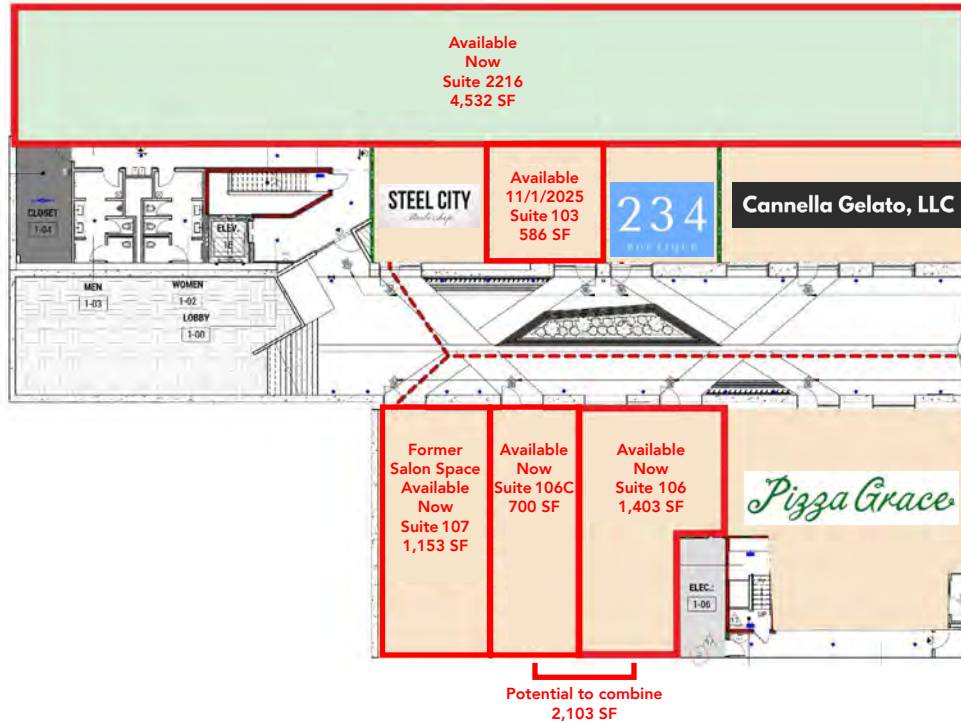
IDEALLY LOCATED RETAIL FOR LEASE

2212-2217 1st Ave N, Birmingham, AL 35203

1st Avenue North

Morris Avenue

1st Floor



2nd Floor



1st Avenue North

Morris Avenue



Phase I



Phase II

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

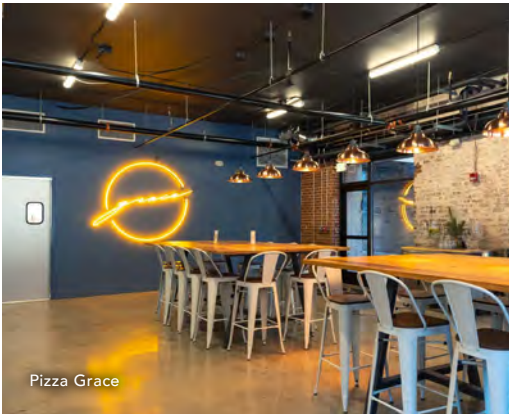
For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203



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TENANTS

Cannella Gelato, LLC

THE ESSENTIAL
Pizza Grace



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ntynesharris@harristynes.com | 205.458.8105

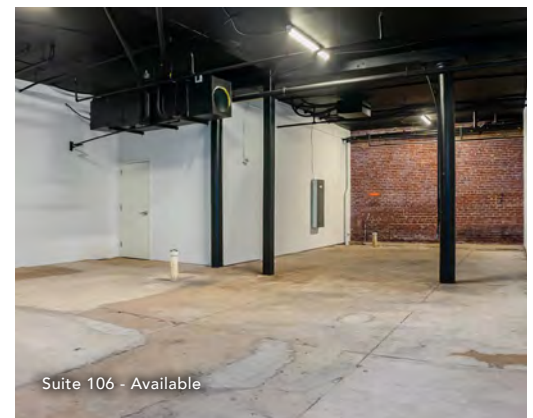
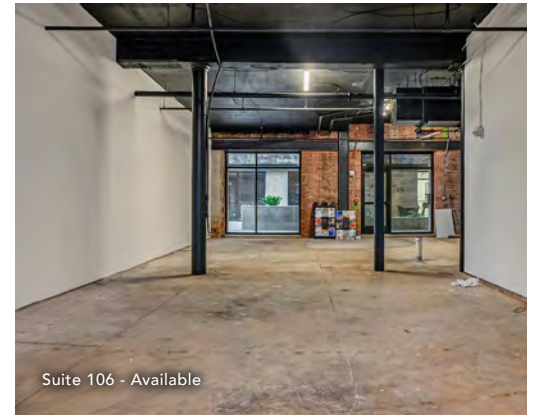
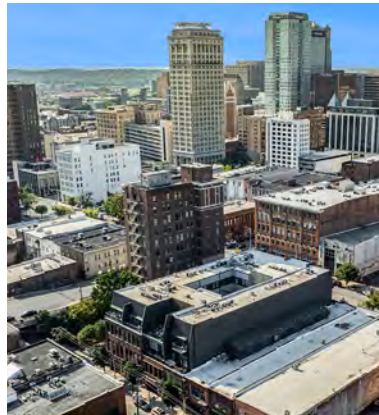
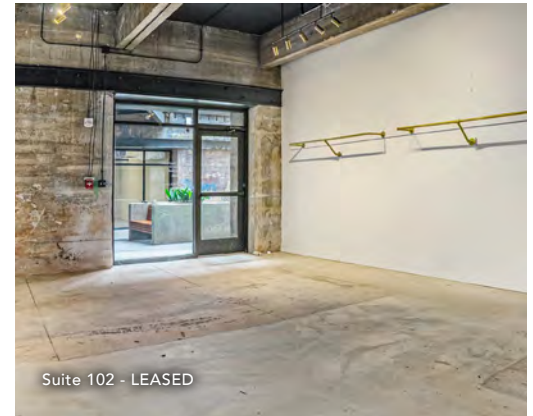
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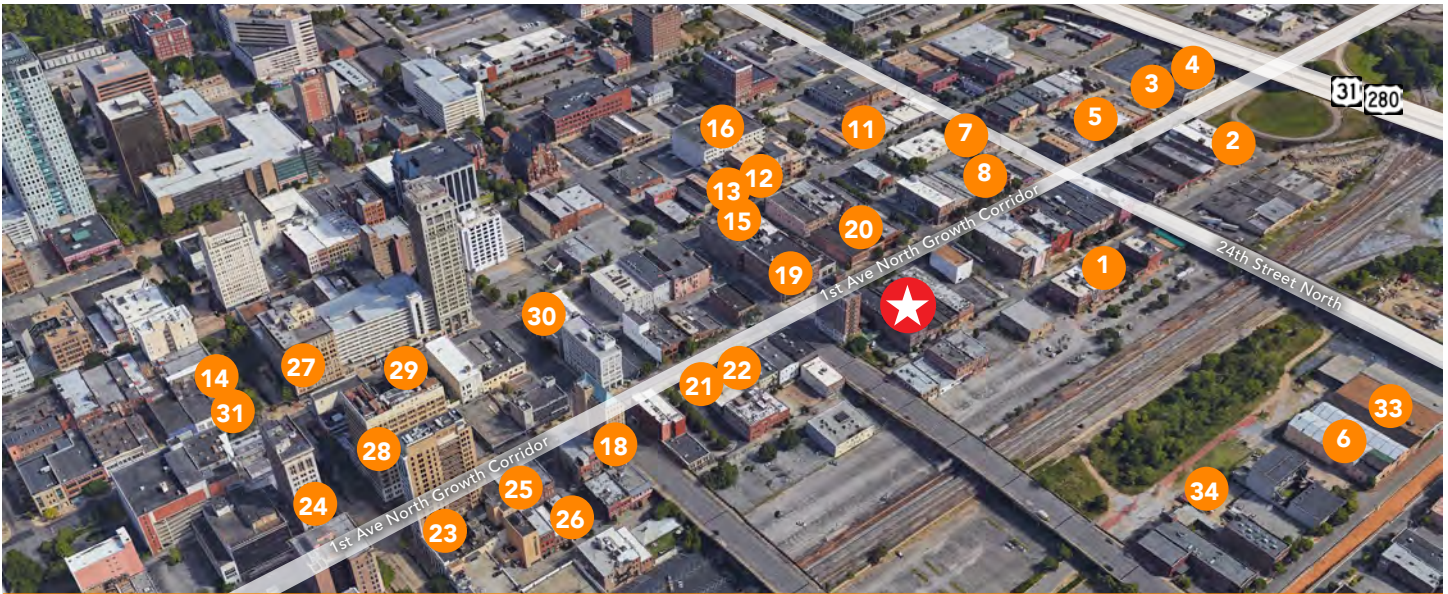
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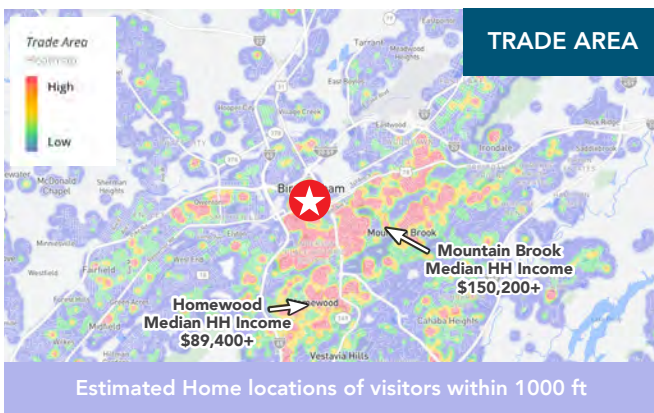
2212-2217 1st Ave N, Birmingham, AL 35203



- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Carrington's Public House | 10. Frothy Monkey | 19. Wine Loft | 28. Brown-Marx Redevelopment |
| 3. Intermark | 11. Bocca Ristorante | 20. Adios | 29. Helen |
| 4. Bridgeworth Wealth Management | 12. Le Fresca | 21. The Margaret | 30. The Florentine |
| 5. Johnston Lofts | 13. Bamboo on 2nd | 22. Magic City Dentistry | 31. Paramount |
| 6. The Hardwick | 14. Bistro 218 | 23. John Hand Club / Landing HQ | 32. Bistro 218 |
| 7. Queen's Park | 15. El Barrio | 24. Elyton Hotel | 33. Birmingham Animal Hospital + Resort |
| 8. Paper Doll | 16. Market Lofts on Third | 25. Cayo Coco | 34. The Tracks |
| | 17. Bham Now | 26. La Fete | |

HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris mixed-use retail/residential development**, **Pizitz Food Hall** and **McWane Science Center**. The property is also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	475K
Visit Frequency	2.91x
Avg Dwell Time	108 minutes
Visitor Income	\$60.5K Median HH Income

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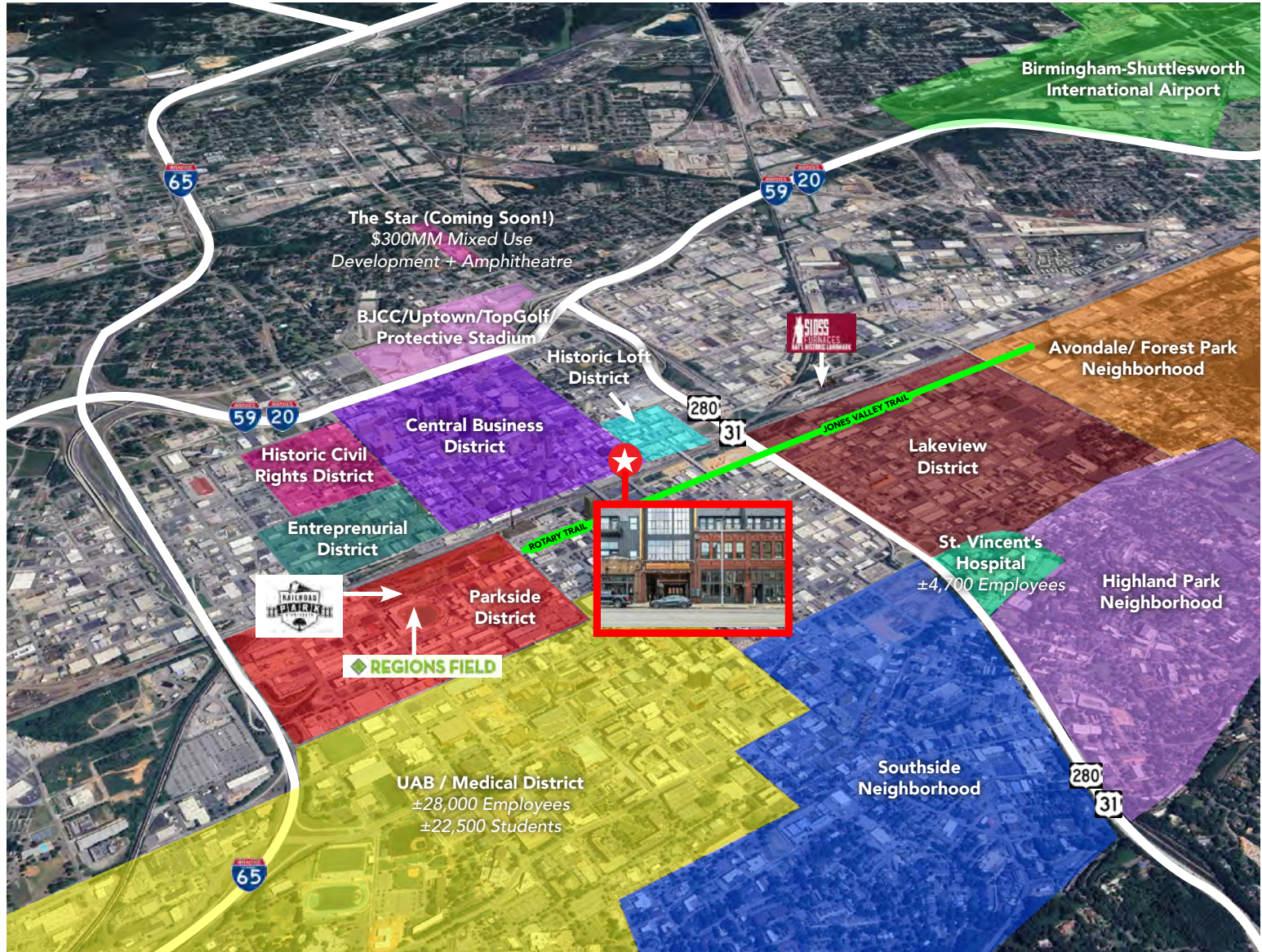
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CENTRALLY LOCATED IN BIRMINGHAM'S ACTIVE DOWNTOWN CORE



POPULATION

1 Mile	3 Miles	5 Miles
9,544	78,342	168,325

EMPLOYEES

1 Mile	3 Miles	5 Miles
49,031	103,804	158,406

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$83,378	\$99,032	\$106,979

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