



AVAILABLE FOR LEASE

IDEALLY LOCATED OFFICE/RETAIL BUILDING

PREPPED FOR RENOVATION FOR TENANT(S)

317 20TH STREET NORTH, BIRMINGHAM, AL 35203



HARRIS TYNES
COMMERCIAL REAL ESTATE

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IDEALLY LOCATED OFFICE/RETAIL BUILDING

PREPPED FOR RENOVATION FOR TENANT(S)

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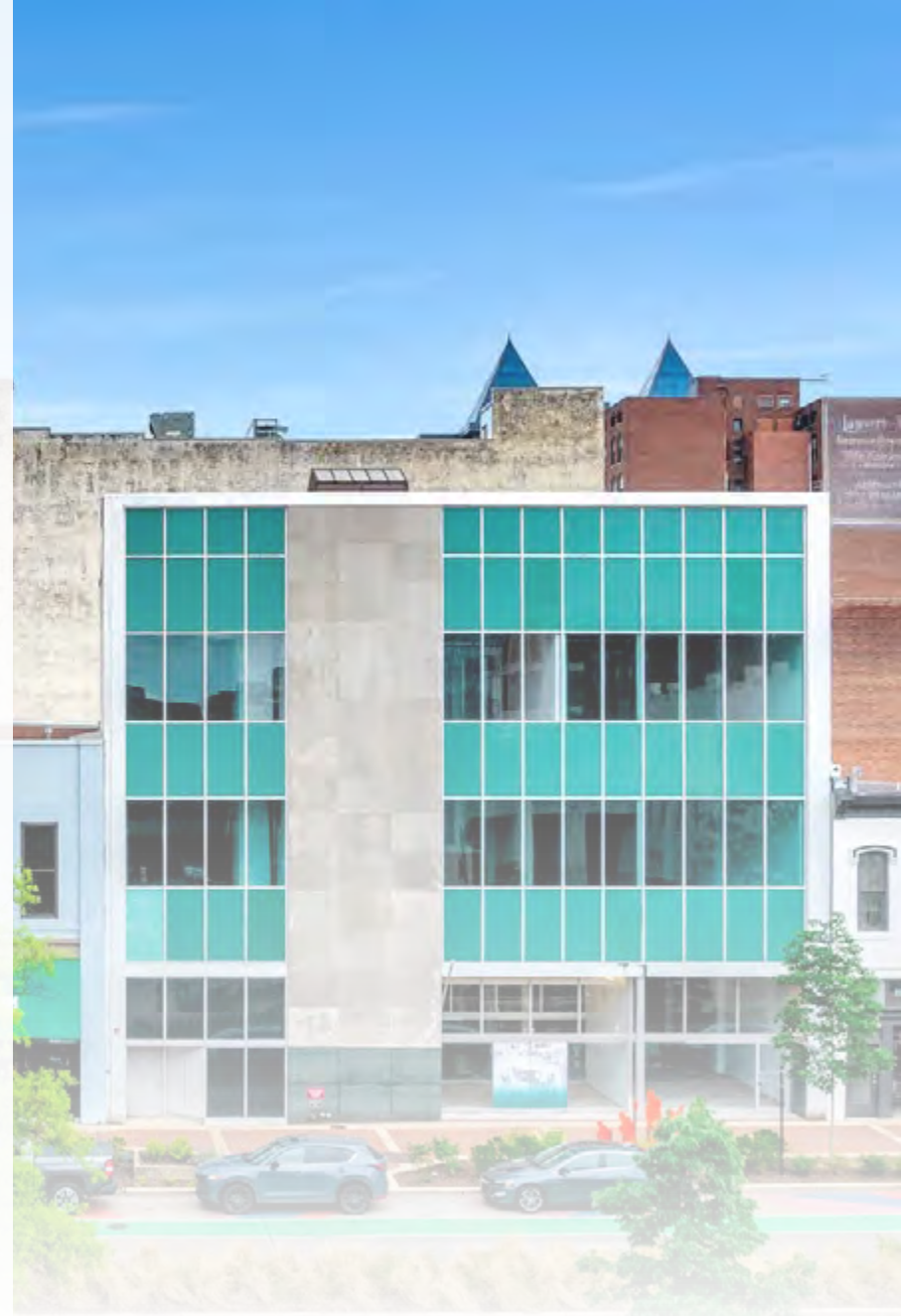


NORMAN TYNES

CEO

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THE POST



PROPERTY OVERVIEW

THE POST

LEASE RATE

CALL FOR RATE

PROPERTY TYPE

OFFICE/RETAIL - IDEAL FOR SINGLE
USER OR MULTIPLE TENANTS

YEAR BUILT/RENOVATED

1900/2018

SIZE

BUILDING: $\pm 18,692$ SF

ADDITIONAL $\pm 2,500$ SF AVAILABLE
ABOVE JIMMY JOHN'S

LOT SIZE: 0.16 ACRES

LOCATION

317 20TH STREET NORTH
BIRMINGHAM, AL 35203

PARKING

PARKING SOLUTION SECURED IN
IMMEDIATE AREA

TRAFFIC COUNTS

5,683 AADT ON 20TH ST N
9,951 AADT ON 3RD AVE N
2,445 AADT ON 4TH AVE N

PREMIER BHAM OPPORTUNITY

Discover $\pm 18,692$ SF of **prime commercial space** located in the **heart of downtown Birmingham, AL**, within the vibrant Central Business District (CBD). This unique offering features a three-story building in shell condition, with recent upgrades including new mechanical, electrical, plumbing, and roofing systems—providing a solid foundation for your vision.

In addition to the main structure, the property includes an **additional $\pm 2,500$ SF** of space situated above Jimmy John's, offering even more flexibility.

Positioned prominently at the corner of 4th Avenue North and 20th Street, The Post is ideal for a single user or can be easily adapted for multiple tenants.

Explore the full potential of this opportunity by reviewing the Marketing Package and be sure to watch the drone video for a dynamic view of the property and its prime location.



PROPERTY HIGHLIGHTS

Potential for a Striking New Glass Curtain Wall System

- Envision a modern, high-impact façade to elevate the building's presence and appeal.

±18,692 SF | Three-Story Building in Shell Condition

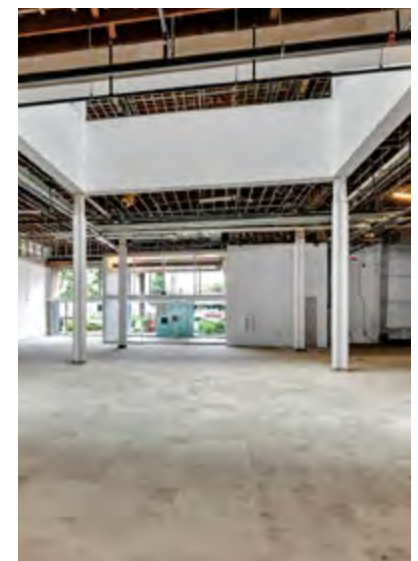
- Recently completed by Robins & Morton, a nationally recognized construction firm, ensuring top-tier quality and readiness for customization.

Trophy Corner Location

- Positioned at the intersection of 4th Avenue North and 20th Street—the primary artery of downtown Birmingham—this site offers unmatched visibility and accessibility in the heart of the Central Business District.

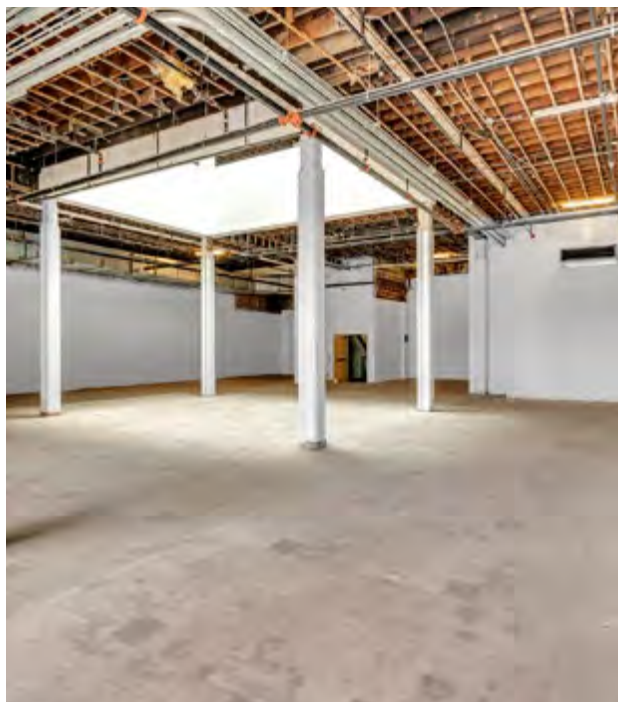
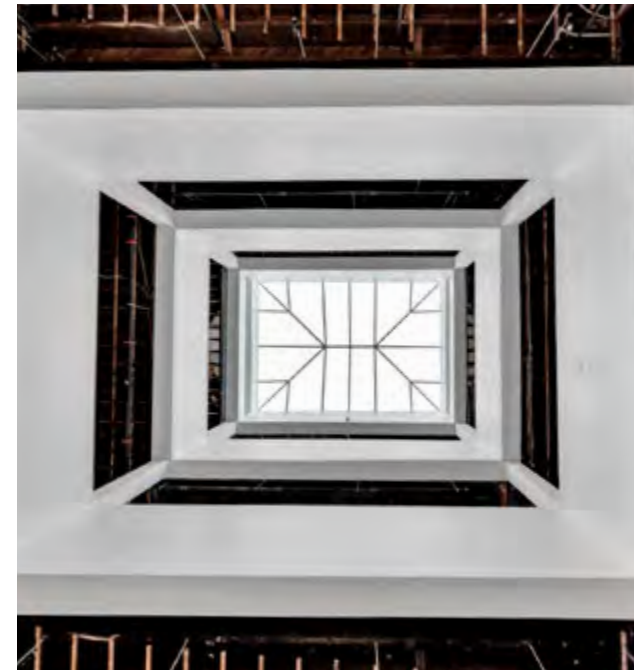


Potential For
New Glass
Curtain Wall
System



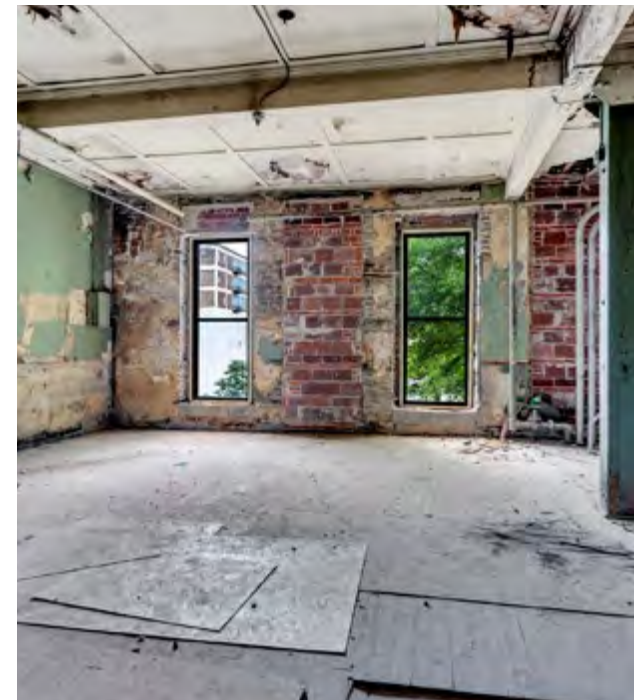
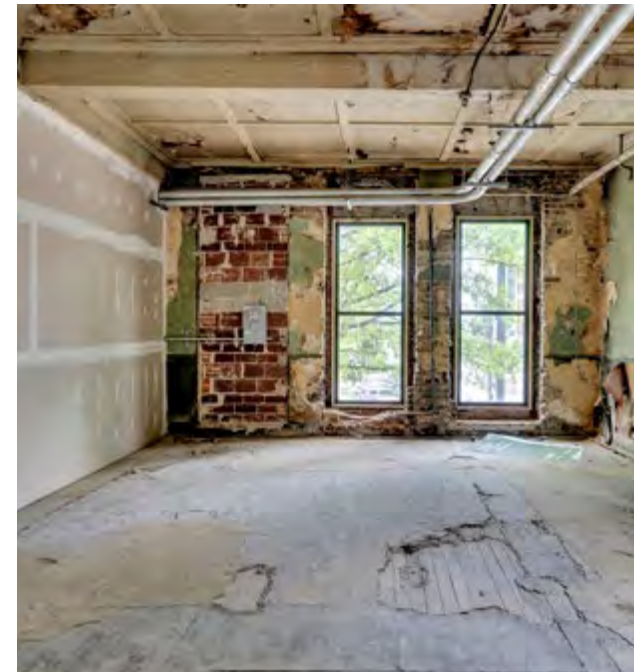
EXTERIOR PHOTOS



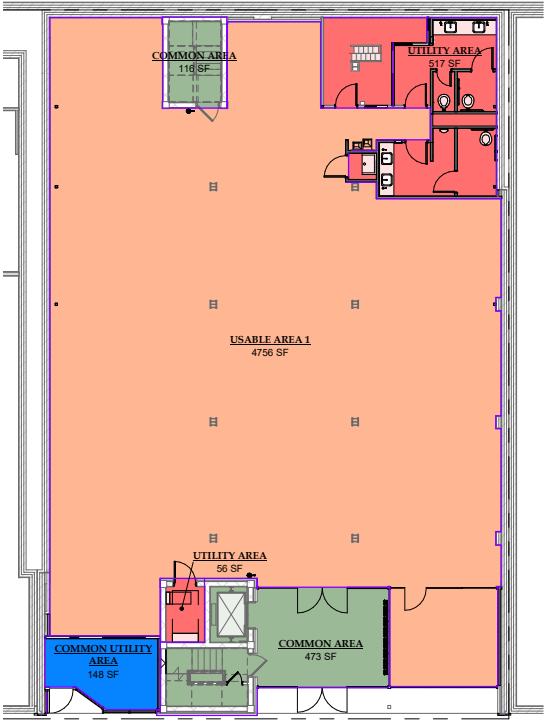


2ND & 3RD FLOOR PHOTOS



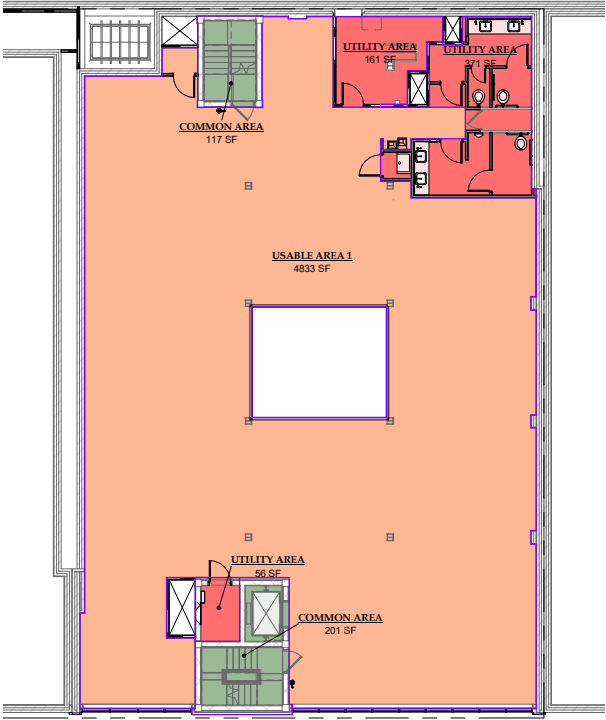


BUILDING PLANS - POTENTIAL LAYOUT



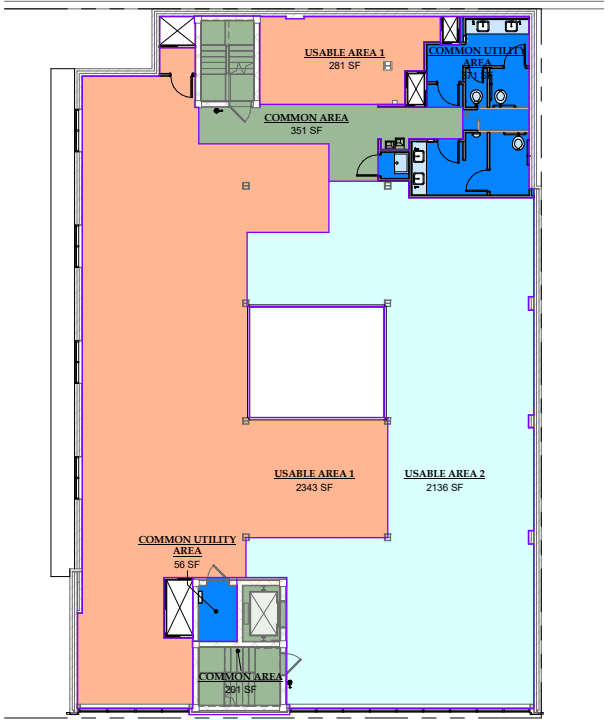
FIRST FLOOR

1/16" = 1'-0"



SECOND FLOOR

1/16" = 1'-0"

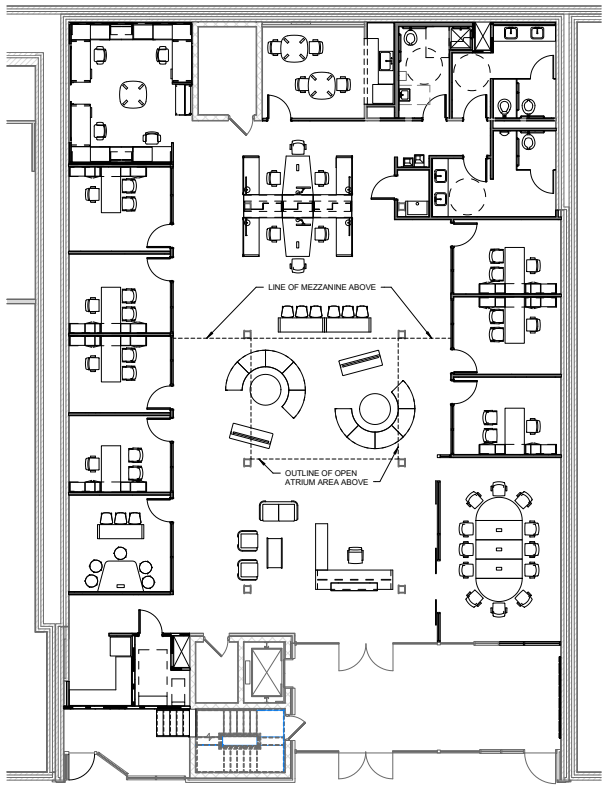


THIRD FLOOR

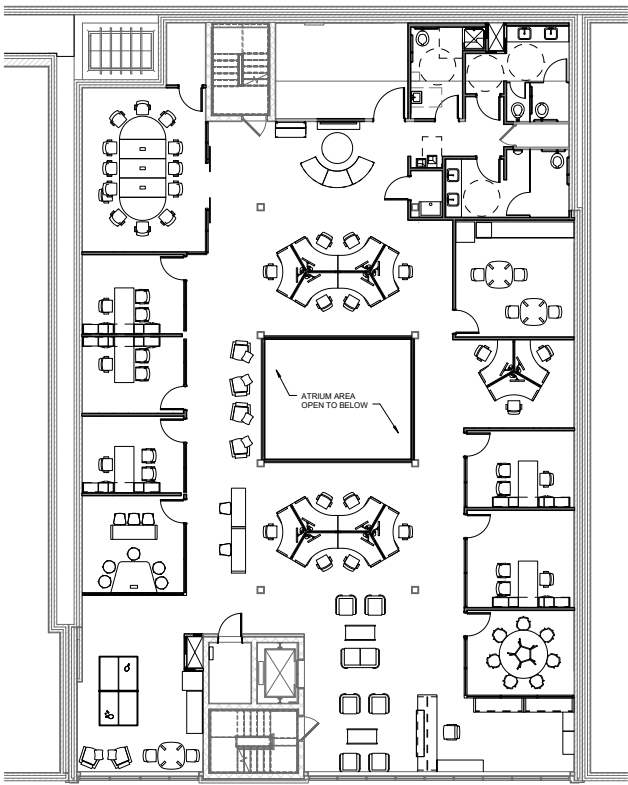
1/16" = 1'-0"

potential schematic for two tenants

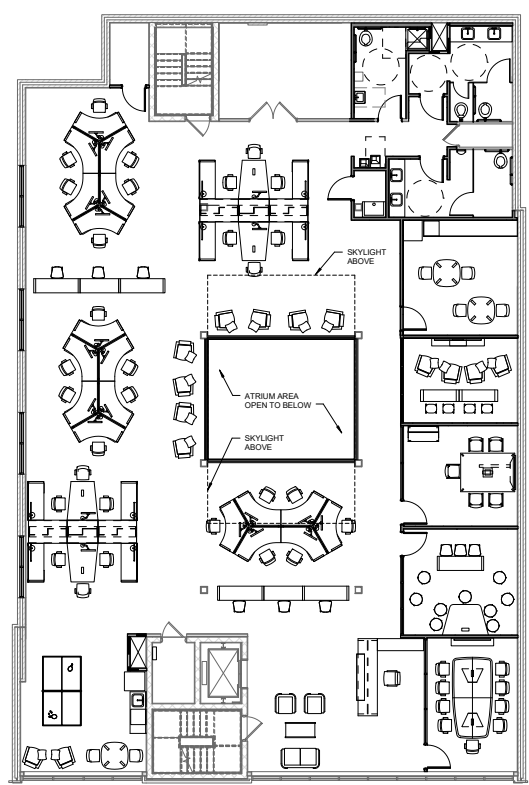
BUILDING PLANS - POTENTIAL LAYOUT



1 FIRST FLOOR TENANT PLAN
1/8" = 1'-0"



1 SECOND FLOOR TENANT PLAN
1/8" = 1'-0"



2 THIRD FLOOR TENANT PLAN
1/8" = 1'-0"

POTENTIAL LAYOUT RENDERINGS





LOCATION OVERVIEW

THE POST

SITE PLAN

20TH STREET NORTH

20TH STREET NORTH

4TH AVENUE NORTH

N

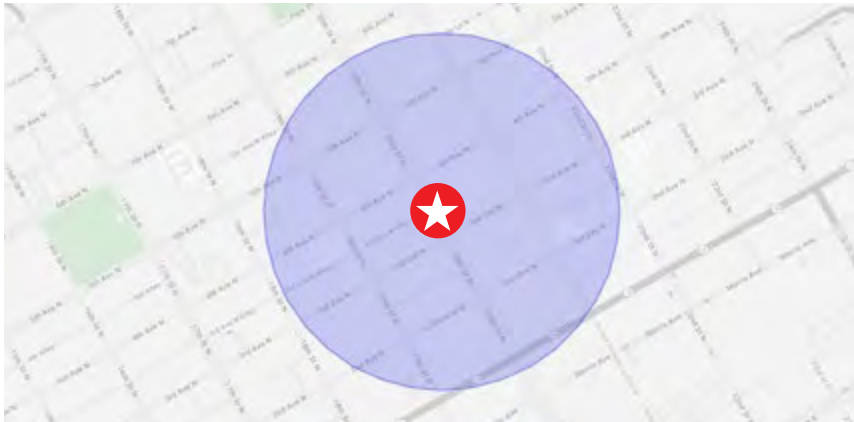
LOCATION OVERVIEW (SW)



LOCATION OVERVIEW (N)



AREA DEMOGRAPHICS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

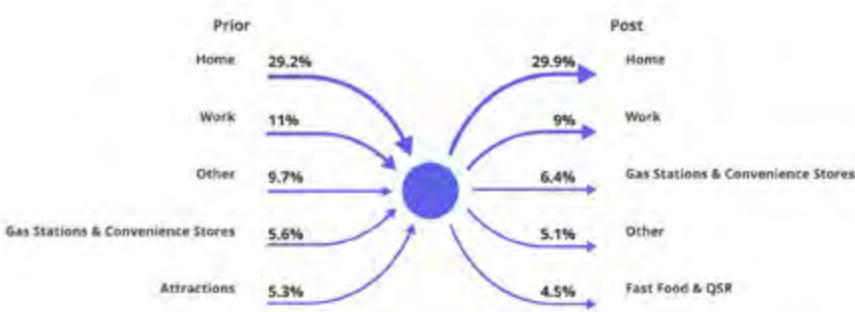
Visits	2M
Visitors	717.2K
Visit Frequency	2.73x
Avg Dwell Time	156 minutes
Visitor Median Income	\$67K

2M
VISITS

\$67K
VISITOR INCOME

717.2K
VISITORS

Visitor Journey



POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	9,652	76,613	165,230

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	39,231	94,696	154,067

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$82,841	\$96,216	\$108,741

BIRMINGHAM, AL OVERVIEW

Birmingham remains the largest city in Alabama and one of the top 50 metropolitan areas in the United States. As of 2025, the **Birmingham-Hoover MSA has a population of 1,184,290**, with Jefferson and Shelby counties accounting for over 75% of the total.

A major financial center in the Southeast, Birmingham is home to the **headquarters of Regions Financial and Protective Life Corporation**, with PNC Bank also maintaining a significant presence. The financial activities sector employs approximately 44,000 people in the metro area.

The city is a regional healthcare powerhouse. **The University of Alabama at Birmingham (UAB) remains the largest employer in the region, with 28,000 employees and 1,207 hospital beds.** UAB has acquired St. Vincent's Health System, a move expected to further consolidate Birmingham's healthcare leadership. The education and health services sector **employs over 80,600 people as of May 2025.**

UAB also plays a critical role in education, with an enrollment of approximately **21,000 students**. Its annual economic impact in Alabama was reported at **\$12.1 billion in 2022**, and its influence continues to grow.

In terms of economic development, Birmingham saw **1,800 new multifamily housing units delivered in the past year, with 1,422 units currently under construction**, reflecting strong investor confidence. The business confidence index for the metro rose sharply to 60.6 in Q1 2025, the highest since 2021, signaling optimism in future economic conditions .

The unemployment rate in the Birmingham MSA stood at 2.6% as of May 2025, indicating a healthy labor market.

With its affordable tax climate, low cost of living, and charming Southern appeal, Birmingham continues to attract both residents and businesses. Expanding capital investment and job creation reflect growing confidence in the metro's economic future.

5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

BIRMINGHAM RECOGNIZED AS A TOP MID-SIZED METROS FOR BUSINESS CLIMATE

ACCORDING TO BUSINESS FACILITIES

±10,000

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM MSA'S COLLEGES/UNIVERSITIES

\$2.5 BILLION

INVESTED IN DOWNTOWN REVITALIZATION SINCE 2010

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT SAW

3.24 M TOTAL PASSENGERS

IN 2024

ALABAMA IS HOME TO THE

2ND LOWEST

PROPERTY TAX BURDEN IN THE NATION

OVERALL COST OF LIVING IS

2.2% LOWER

THAN THE NATIONAL AVERAGE, ONE OF THE LOWEST AMONG SOUTHEAST METROS

LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The cost of living in the Birmingham-Hoover MSA is notably lower than the national average, making it an attractive place to live and do business. Here's a breakdown of how it compares:

Cost of Living in Birmingham MSA (2025)

Overall Cost of Living: 2.2% lower than the national average.

Housing: 17.2% lower than the national average

Healthcare: 21.3% lower

Transportation: 13.7% lower

Food: 9.6% lower

Energy: 7.0% lower

Statewide Index: Alabama's overall cost of living index is 88.0 (with 100 being the national average), placing it among the top 5 most affordable states in the U.S.



VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing ground-breaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment.**

2.2%

LOWER THAN
NATIONAL AVG FOR
COST OF LIVING

19,400

NEW JOBS
SINCE 2011

\$3.9B

CAPITAL INVESTMENTS
SINCE 2011

HEALTHCARE EPICENTER

Anchored by the University of Alabama at Birmingham (UAB), the healthcare industry is the driving force of the Birmingham metro economy, employing over 59,000 people across hospitals, research institutions, and healthcare services. Birmingham boasts the highest concentration of healthcare and technical jobs among the top 50 U.S. metropolitan areas.

The region is home to Alabama's largest healthcare cluster, supported by a world-class research ecosystem and a highly skilled workforce. UAB, consistently ranked among the top academic medical centers in the nation, is a leader in gene editing, gamma delta T cell immunotherapy, and precision medicine. In 2025, UAB Medicine was named one of Becker's "150 Top Places to Work in Healthcare", the only Central Alabama institution to earn the distinction.

The Lakeshore Foundation, in partnership with UAB's School of Health Professions, continues to pioneer inclusive health research through the UAB Research Collaborative, focusing on adaptive human performance and health equity for people with disabilities.

From cutting-edge research to inclusive innovation, Birmingham's healthcare sector is not only a major employer but also a national model for medical advancement and community impact.



Grandview Medical Center:

\$280M, 372 bed facility
completed in the of fall 2015



UAB St. Vincent's:

5,100 employees / 409 beds /
\$266M in community benefit
and care of persons living in
poverty in 2016



Children's of Alabama:

5,000 Employees / \$400M –
760K SF facility / 3rd largest
pediatric facility in the country



Baptist Health Systems:

Largest healthcare network in
AL / 77 outpatient offices / 1,300
doctors / 5,000 employees

1600+

ACTIVE CLINICAL
RESEARCH TRIALS

75+

HEALTH CARE
COMPANIES

59,000

HEALTH CARE
WORKERS EMPLOYED
IN BIRMINGHAM

UAB - ECONOMIC DRIVER

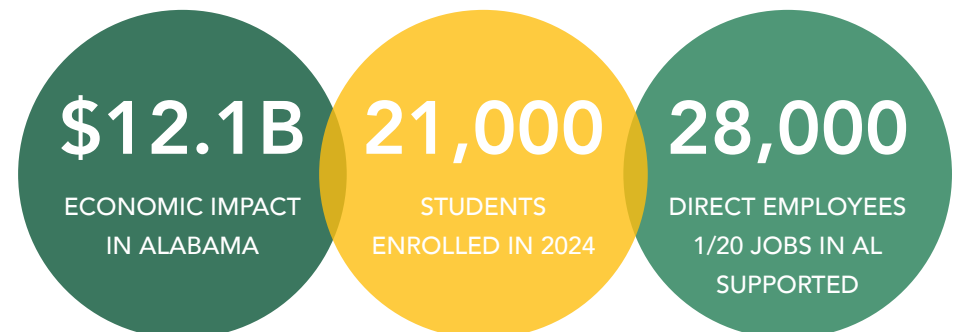
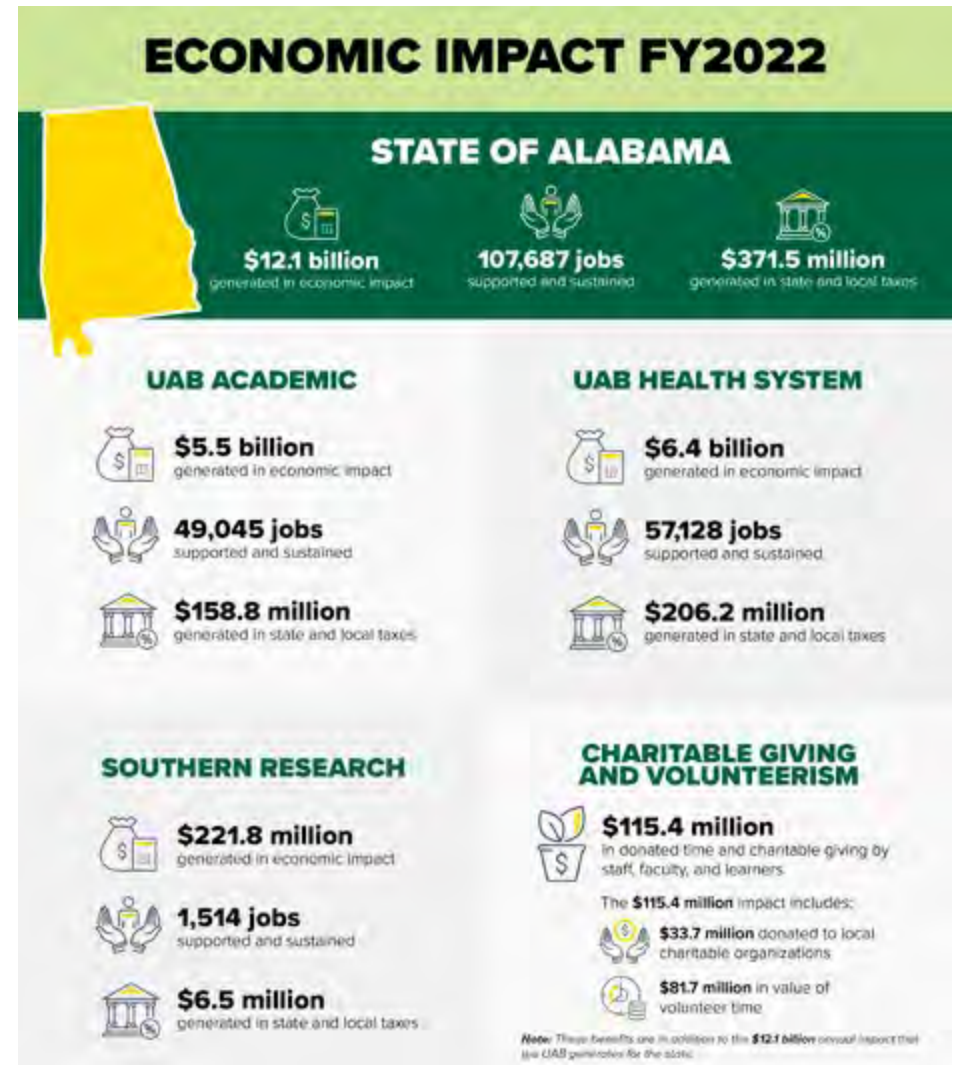
The **University of Alabama at Birmingham (UAB)** is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

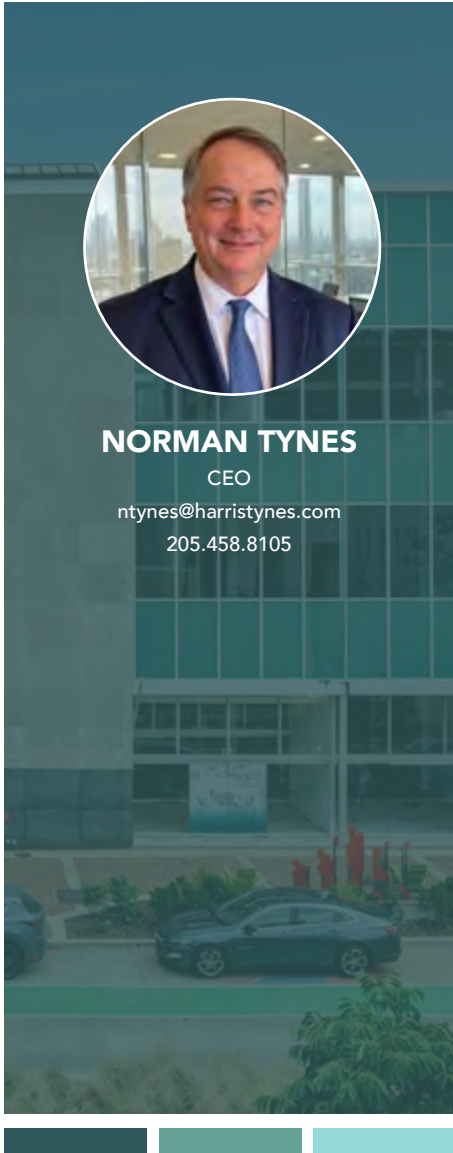
UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and





HARRIS TYNES TEAM

Norman B Tynes has been in the Commercial Real Estate profession for nearly 40 years. As CEO of Harris Tynes Commercial Real Estate, Norman' responsibilities include commercial brokerage for investment sales and land sales, Class "A" Office and single-story garden office development, retail leasing, medical office, Freestanding Emergency Department and surgery centers, property management and brokerage.

PRIOR EXPERIENCE

Before Norman's company, Harris Tynes Realty Group, Inc. merged with Harbert Realty Services, Inc., Norman was Vice President of Marketing and Development for Daniel Corporation. For the four years Norman was with Daniel, he was responsible for portfolio leasing, land sales, and assisted in Class "A" office development. Before joining Daniel Corporation, Norman was Vice President of the Huntsville Division for Harbert Realty Services, managing a large office and retail portfolio. Before joining Harbert Realty Services, Norman was Development Director for Metropolitan Properties, Inc. in Orlando, Florida.

EDUCATION

With a major in Public Relations and Communications, Norman received his Bachelor of Arts Degree from Auburn University in 1987.

ABOUT

New Name. Same Trusted Team.

Formerly Harbert Realty Services, Harris Tynes Commercial Real Estate represents the next chapter in our firm's history. While our name has changed, our people, relationships and commitment to exceptional client service remain the same.

For more than two decades, we've helped clients navigate complex commercial real estate decisions with integrity, market expertise and a hands-on approach. Today, we're building on that legacy with renewed energy, expanded capabilities and an entrepreneurial mindset focused on the future.

Whether you're leasing a single office suite, acquiring an investment property or managing a multi-state portfolio, our team is committed to delivering thoughtful strategies and measurable results.

20+ YEARS SERVING THE SOUTHEAST

150+ YEARS OF COMBINED BROKERAGE EXPERIENCE

\$1.1 Billion+ TRANSACTION VOLUME (LAST 5 YEARS)

6.4 Million SF LEASED & SOLD (LAST 5 YEARS)

5.1 Million SF MANAGED ACROSS THE SOUTHEAST



TENANT REPRESENTATION

Representing you as the tenant is treated with care and thoughtfulness. Our success is only fulfilled through your prosperity. We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



PROPERTY MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



LEASE ADMINISTRATION

We can provide a secure centralized repository for all your lease and supporting data with easily accessible programs and systems, leading to enhanced portfolio insight, reduced operating costs and vastly improved data integrity.



INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.

OUR STORY

A Legacy of Trust. A Vision for What's Next.

Harris Tynes Realty Group was founded in 2005 by West Harris and Norman Tynes with a simple philosophy: provide exceptional commercial real estate service through trusted relationships, local market expertise, and an unwavering commitment to clients.

In 2013, the firm became part of Harbert Realty Services, combining two respected Birmingham commercial real estate companies into one of the region's most established organizations. During the years that followed, the company expanded its service offerings, strengthened its market presence, and grew throughout Alabama and Central Florida.

Today, the Harris Tynes name returns as the firm's identity—bringing the story full circle while preserving the experienced team, client relationships, and reputation that have been built over the past two decades.

Although the name has changed, our commitment remains exactly the same: helping owners, investors, businesses, and developers make confident commercial real estate decisions that create lasting value.



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