



FOR LEASE

NEIGHBORHOOD CAFE SPACE

5530 1st Ave S, Birmingham, AL 35212

WOODLAWN

Woodlawn is a historic Birmingham neighborhood undergoing a vibrant, community-led revitalization fueled by local pride and strategic partnerships. Through investments in mixed-income housing, education, and economic growth, the area has transformed into a thriving hub for new businesses and public art. This resurgence is creating a welcoming, interconnected environment where people are increasingly choosing to live and work.



PROPERTY OVERVIEW

■ ASKING RATE:

Call For Pricing

Flexible Leasing Terms

■ CAFE SPACE:

±1,484 SF - Cafe

- Move-in ready cafe space
- Beautiful finishes
- Shared rights with REV to use enclosed outdoor seating area

DEAN NIX

dnix@harristynes.com | 205.458.8123

For More Information: [HarrisTynes.com](https://www.HarrisTynes.com)

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

CAFE SPACE FOR LEASE

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MOVE-IN READY CAFE FOR LEASE

±1,484 SF



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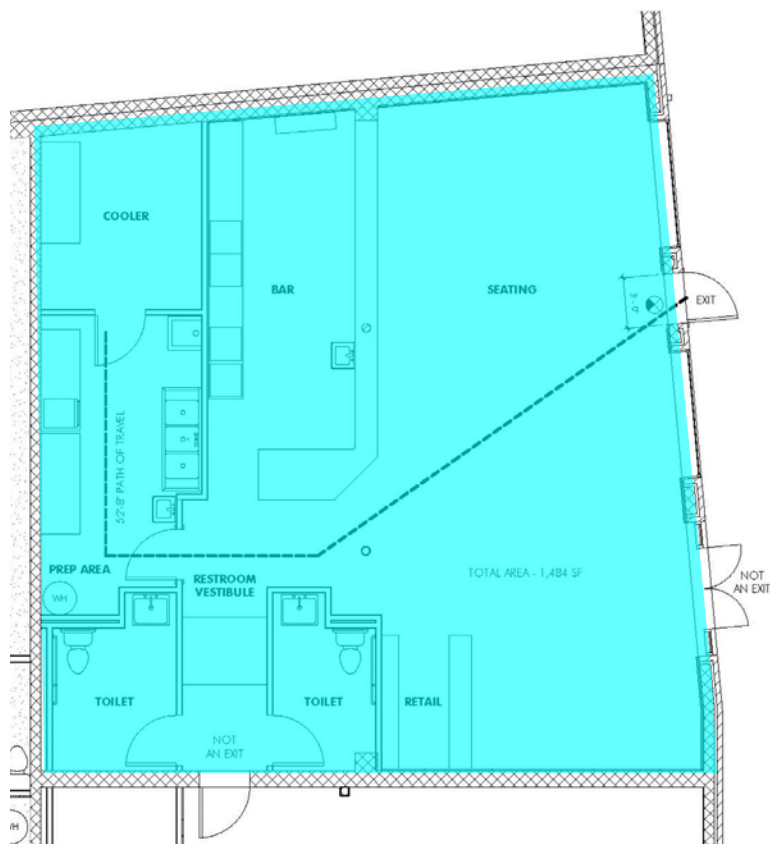


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CAFE/RETAIL FOR LEASE

±1,484 SF



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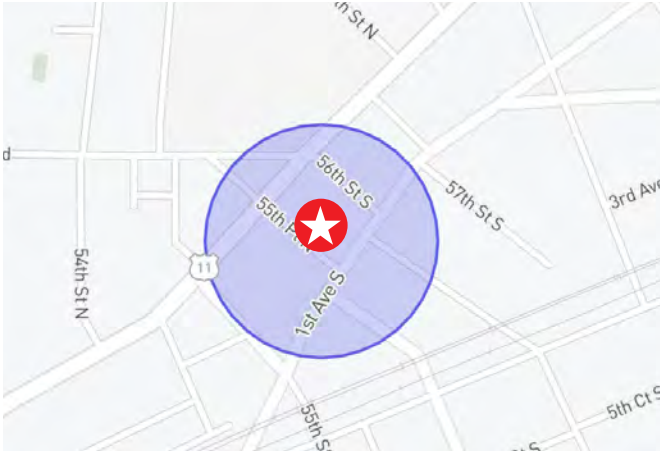
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CAFE SPACE FOR LEASE

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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



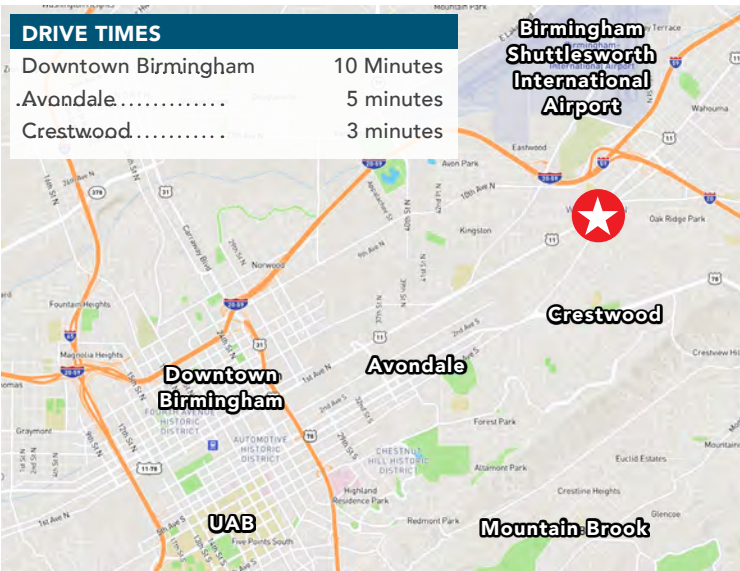
12 MONTH DEMOGRAPHICS WITHIN 500 FT

Visits	239.4K
Visitors	84.6K
Visit Frequency	2.83x
Avg Dwell Time	88 minutes

239.4K
VISITS

\$82K+
AVG HH INCOME
WITHIN 1 MILE

84.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,569	59,314	131,229

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$82,982	\$113,594	\$118,750

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	3,656	39,759	134,309

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