

For Lease: Tillman Complex

2nd Avenue N & 12th Street N | Birmingham, AL



SITE
1201 2nd Ave N
1215 2nd Ave N
113 12th N St N

COOPER SMITH
205.558.6161 | cooper.smith@srsre.com



For Lease

Tillman Complex
2nd Ave N & 12th St N
Birmingham, AL

* *Three building complex.
Don't miss out on an
incredible opportunity!*

Property Specifications

BUILDING ONE 1215 2ND AVE N	6,665 SF
BUILDING TWO 1201 2ND AVE N	7,936 SF
BUILDING THREE 115 12TH STREET N	8,760 SF
TOTAL BUILDING SF	23,361 SF
PARKING/LAND	8,820 SF

Traffic Counts

3rd Avenue N, N of Site	9,625 VPD
1st Avenue N, S of Site	11,882 VPD
I-65, NW of Site	130,942 VPD

Year: 2024 | Source: ALDOT

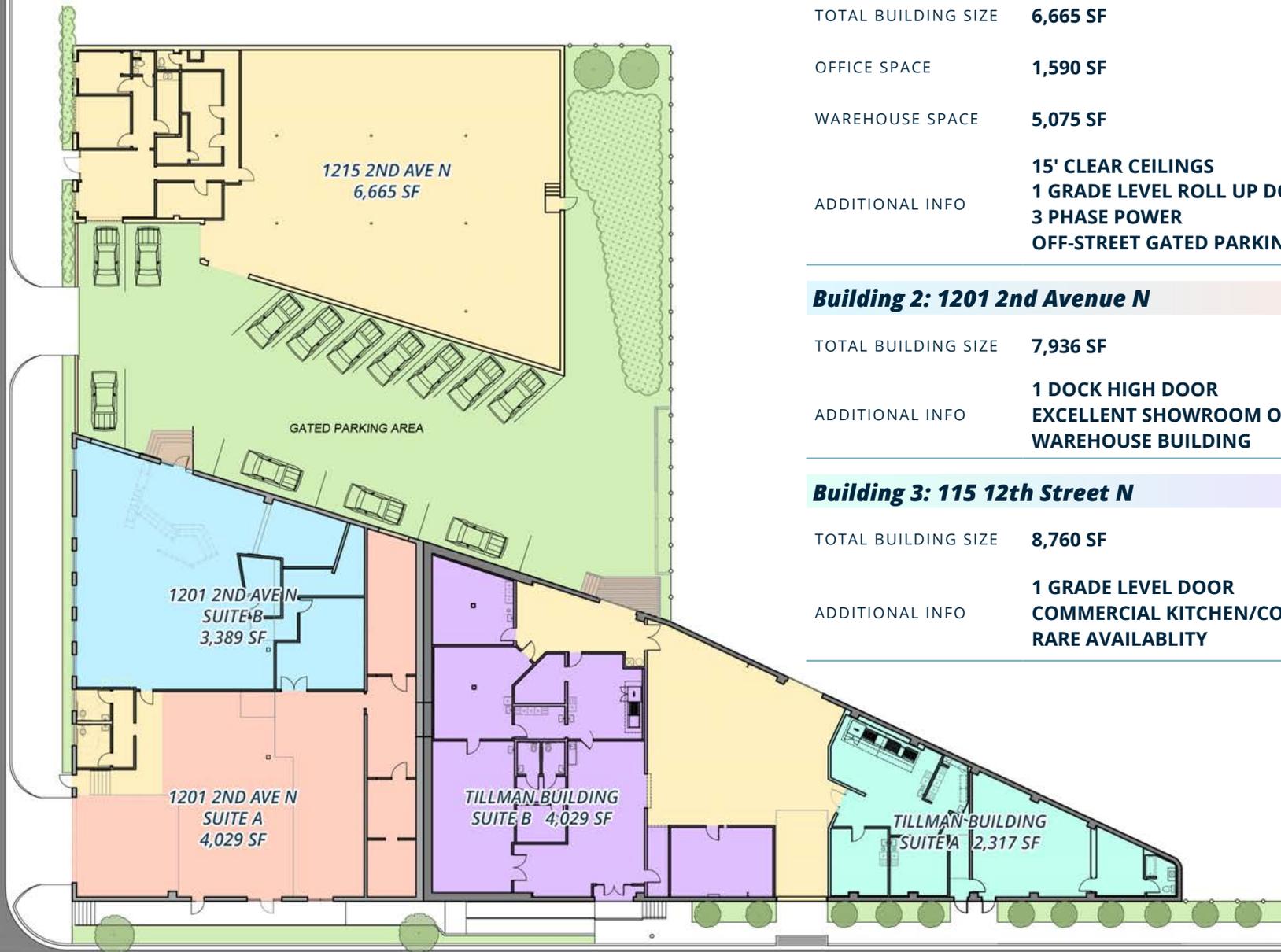
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About the Property

The Tillman Complex is a modern, adaptive-reuse startup hub located in Birmingham's Innovation Depot District within the Central Business District. Comprised of three complementary buildings, the property offers flexible office, showroom, warehouse, and fully approved commissary kitchen space designed to support tech, creative, and food-focused startups. Extensive renovations, new building systems, and full regulatory approvals make the complex a true plug-and-play opportunity. Surrounded by incubators, co-working spaces, and major redevelopment projects and walkable to downtown amenities including Innovation Depot, Railroad Park, Pizitz Food Hall, and Regions Field, the Tillman Complex is ideally positioned within Birmingham's emerging innovation corridor.

- Located in Birmingham's Innovation Depot District within the CBD
- Three-building adaptive-reuse complex for startups, creators, and food operators
- Flexible office, showroom, warehouse, event, and commissary kitchen space
- Turnkey, fully approved commercial kitchen with 12' hood and ANSUL system
- Turnkey, fully approved commercial kitchen with 16' hood and ANSUL system
- Extensive recent renovations including new HVAC, electrical, plumbing, and ADA restrooms
- FDA-registered facility with City and County approvals in place
- Walkable to Innovation Depot, Railroad Park, Regions Field, and downtown amenities
- Gated on-site parking with additional street parking available



2ND AVE NORTH

1ST AVE NORTH

12TH ST NORTH



Building 1: 1215 2nd Avenue N

TOTAL BUILDING SIZE	6,665 SF
OFFICE SPACE	1,590 SF
WAREHOUSE SPACE	5,075 SF
ADDITIONAL INFO	15' CLEAR CEILINGS 1 GRADE LEVEL ROLL UP DOOR 3 PHASE POWER OFF-STREET GATED PARKING

Building 2: 1201 2nd Avenue N

TOTAL BUILDING SIZE	7,936 SF
ADDITIONAL INFO	1 DOCK HIGH DOOR EXCELLENT SHOWROOM OR WAREHOUSE BUILDING

Building 3: 115 12th Street N

TOTAL BUILDING SIZE	8,760 SF
ADDITIONAL INFO	1 GRADE LEVEL DOOR COMMERCIAL KITCHEN/COMMISSARY RARE AVAILABILITY

TILLMAN BUILDING
SUITE B 4,029 SF

1201 2ND AVE N
SUITE B 3,389 SF

1201 2ND AVE N
SUITE A 4,029 SF

TILLMAN BUILDING
SUITE A 2,317 SF



Tillman Building 2 1201 2nd Avenue N



Entry Perspective 2nd Avenue N



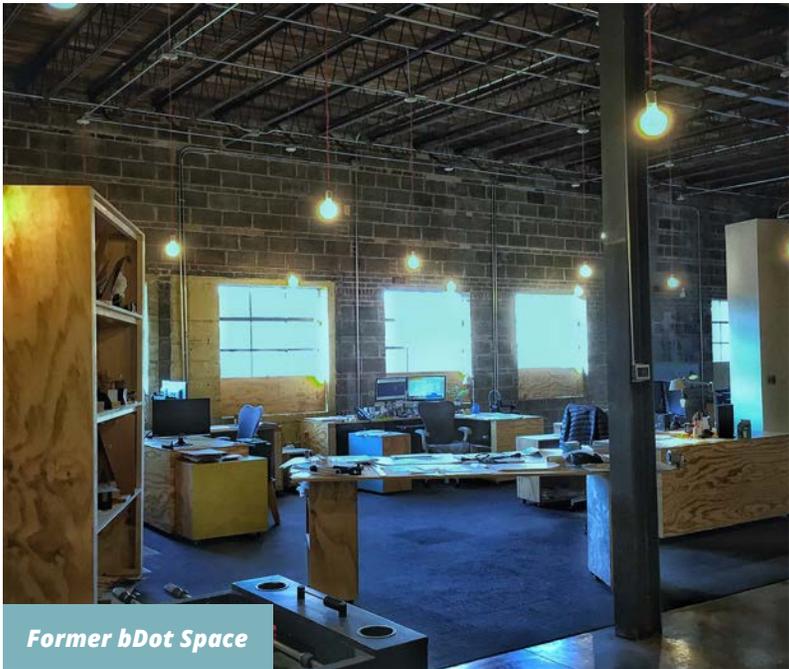
Tillman Building 3 115 12th Street N



Garden Perspective



Food Perspective



Downtown Birmingham

Birmingham, AL



UPTOWN

Protective STADIUM
SOUTHERN
Cantina LAREDO
TEXAS de BRAZIL
MUGSHOTS
WESTIN
SUBWAY
Eugene's

20 Midtown

BJCC
Linn Park
Alabama Power
Southern Company
REGIONS
cala COFFEE
BISTRO
brick & tile
PARAMOURN
McWane Science Center
PIZITZ

2nd Avenue North

BAMBOO
el barrio
frothy monkey
THE FLORENTINE
LA FÊTE
EASTWEST

Pepper Place

OVENBIRD
BETTOLA
jenu
SPLENDID ICE CREAMS
BLUEPRINT 3RD
AEROJOE PILATES
HOPCITY
CRAFT BEER & WINE
RED CAT
COFFEE HOUSE
Pepper Place

Avondale

AVONDALE BREWING
BBQ
Big Spood
MIRACLE PIZZA CO
LOVE LOVE COFFEE

SITE
2nd Ave N & 12th St N

20 Midtown

Publix
Starbucks
CHIPOTE
at&t

The Battery

true40
GUS'S
IRONTRIBE

UAB

Lakeview District

THE BROKE
Tin Roof
Nattie's
Slice
UMAMI
THE BAR
the purple union
Moe's Original
EST | BBQ |
LOS AMIGOS

BAKERS ROW

GOOD PEOPLE
REGIONAL FIELD

RAILROAD PLAZA

RED CAT HERO
PLANET SMOOTHIE

Waffle House

Waffle House
MOEs

Newk's FISH MARKET
DUNKIN'
TACO BELL
MOJO
Arbys
CLOUTIER'S

the WAITES

YummeFY
ASIAN RESTAURANT
SMOOTHIE KING
PNC

5 Points South

Waffle House
JIM 'N NICK'S BAR-B-Q
Pancake House
BANDIDO
COFFEE CO

English Village

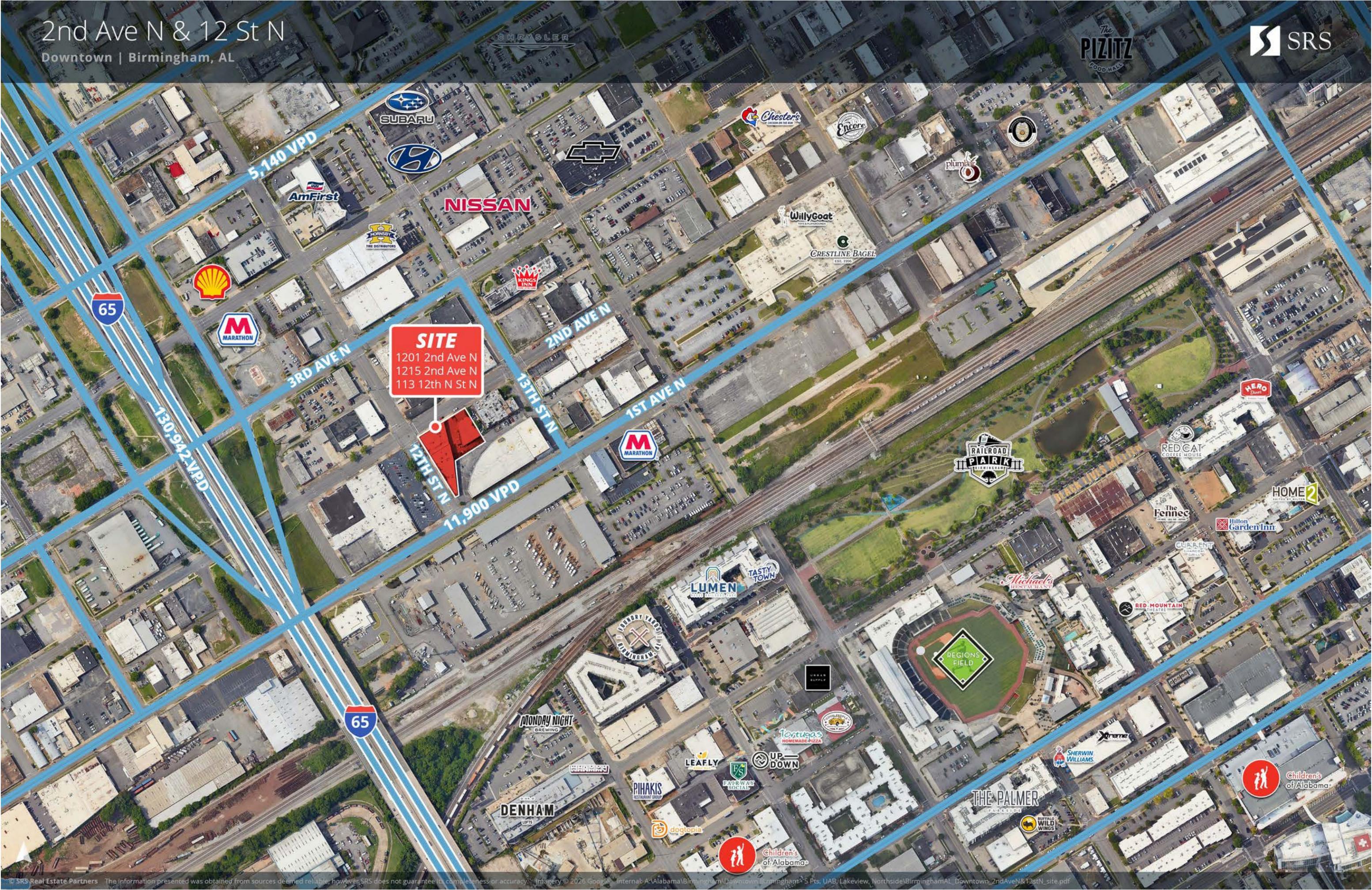
VINO
Continental Bakery
Chez Lela
LITTLE HARDWARE
SINCE 1948



THE COUNTRY CLUB OF BIRMINGHAM

2nd Ave N & 12 St N

Downtown | Birmingham, AL



SITE
1201 2nd Ave N
1215 2nd Ave N
113 12th N St N

5,140 VPD

11,900 VPD

130,942 VPD





Area Snapshot

1 MILE

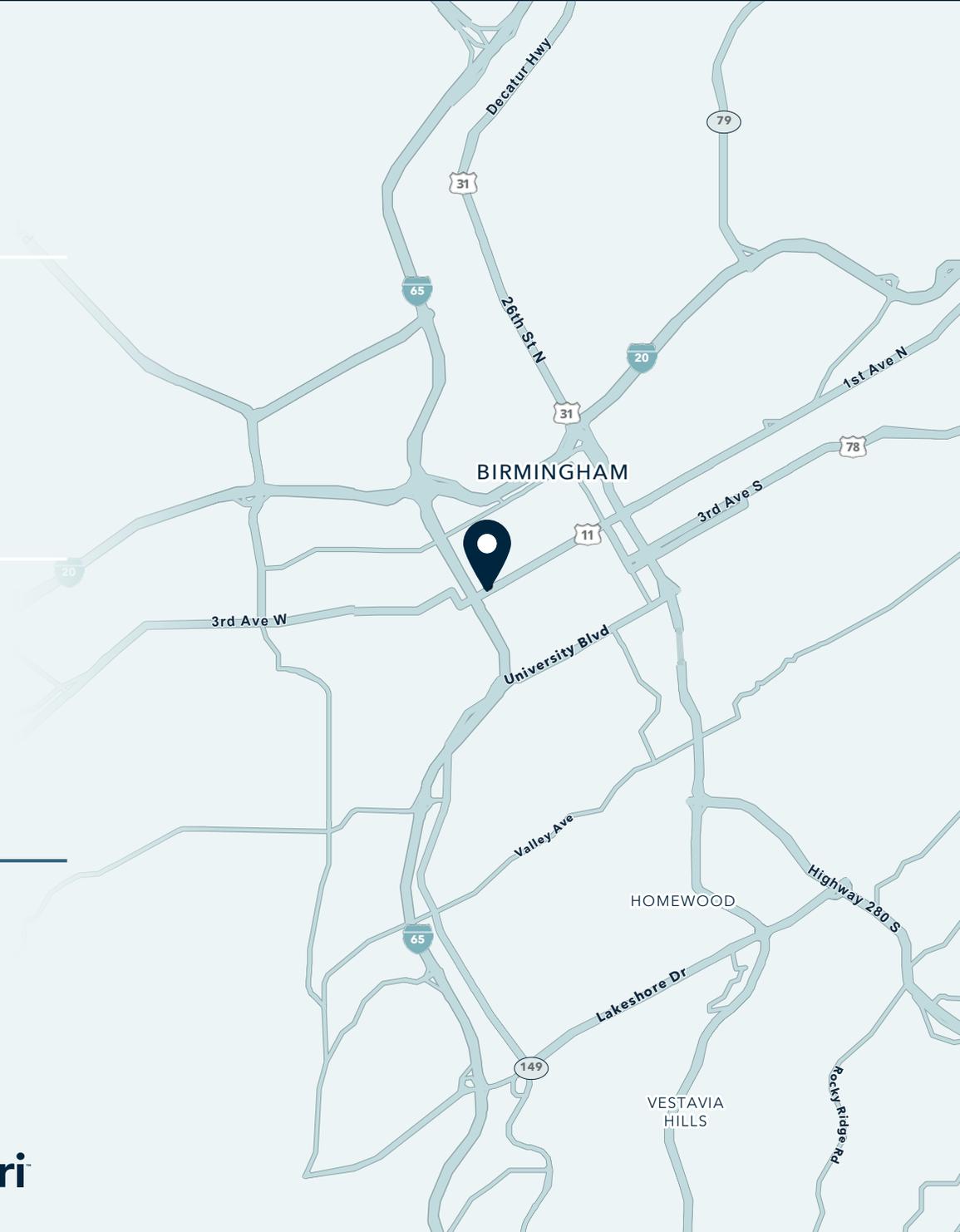
7,991 Population	56,823 Total Daytime Population	\$75,135 Average Household Income	3,781 Total Households
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3 MILES

77,228 Population	181,586 Total Daytime Population	\$84,156 Average Household Income	36,375 Total Households
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5 MILES

165,680 Population	285,442 Total Daytime Population	\$96,816 Average Household Income	72,639 Total Households
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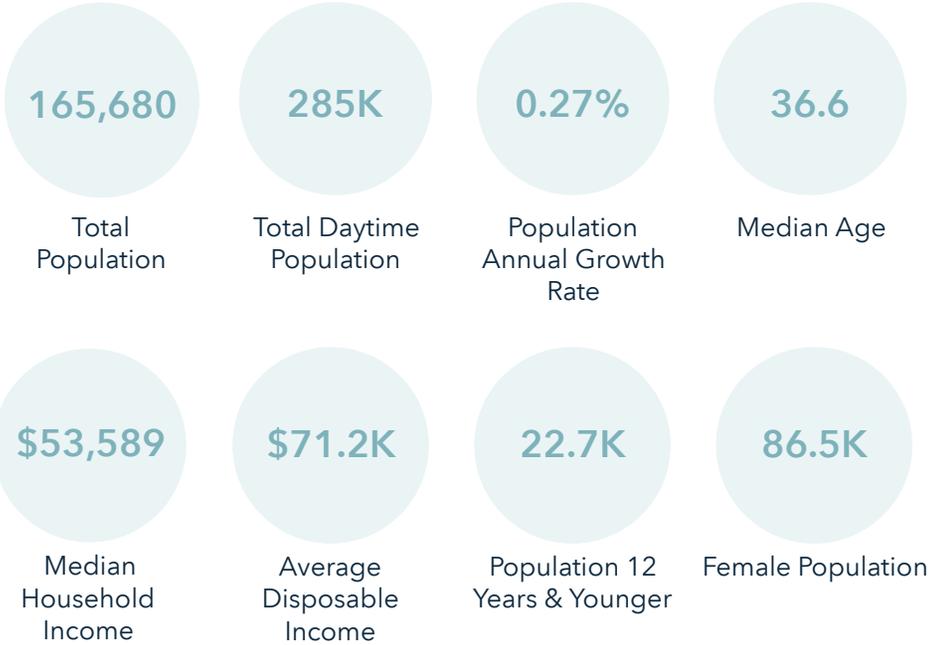


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

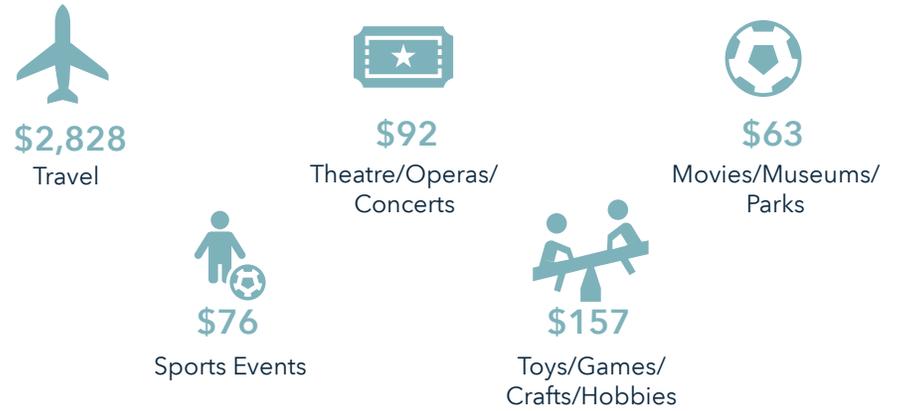
Key Facts



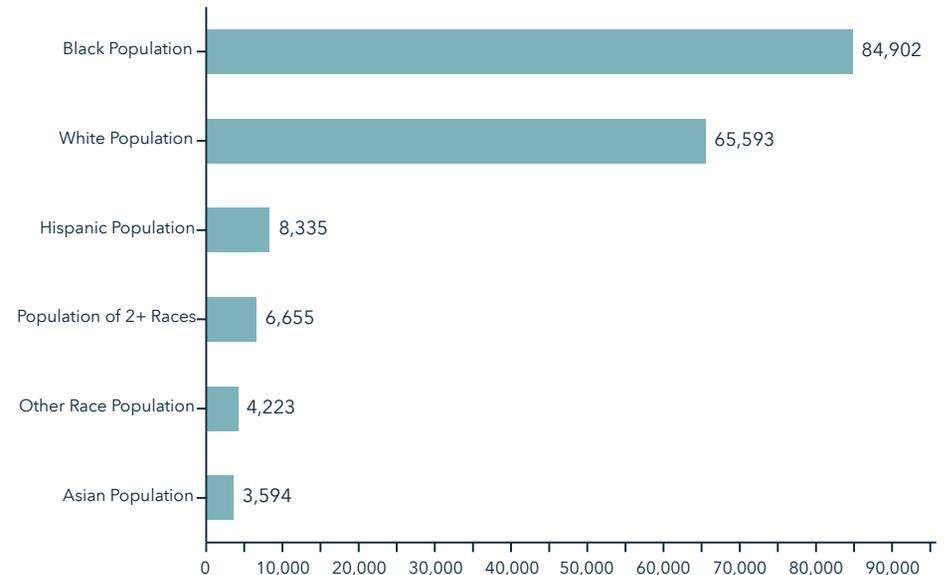
Annual Household Spending



Annual Lifestyle Spending



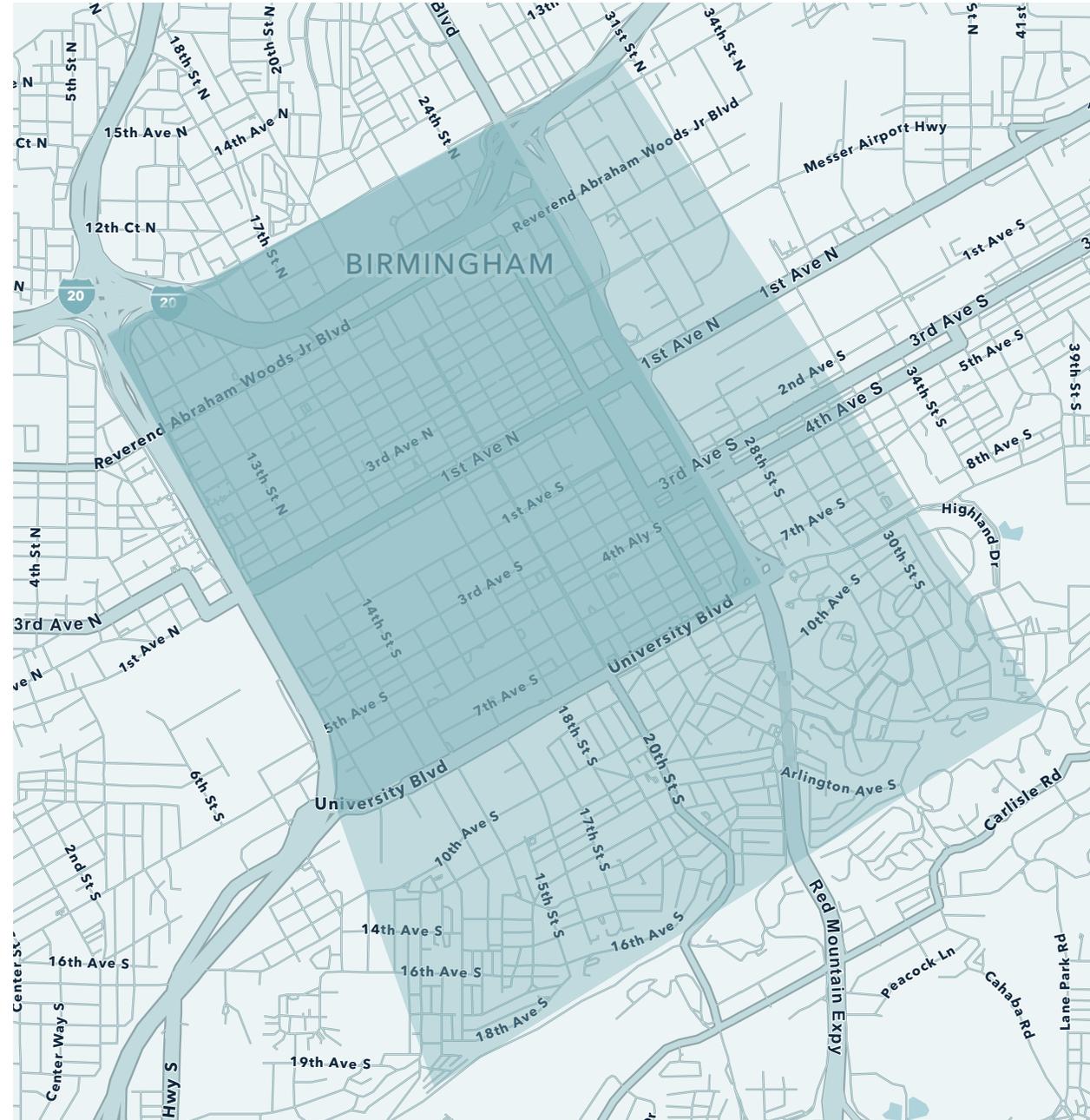
Race





TRADE AREA	PRIMARY MARKET	SECONDARY MARKET
2025 POPULATION	7,476	15,613
2025 HOUSEHOLDS	4,153	7,408
2025 MEDIAN HOUSEHOLD INCOME	\$52,874	\$52,007
2025 AVERAGE HOUSEHOLD INCOME	\$78,000	\$86,431
MEDIAN AGE	29.6	29.1
HIGHER EDUCATION	60.6%	67.9%
TOTAL EMPLOYEES WORKING IN AREA	84,664	26,749
TOTAL DAYTIME POPULATION	88,110	24,458
RACE/ETHNICITY		
WHITE	46.2%	63.1%
BLACK	38.8%	21.1%
ASIAN	7.8%	8.4%
OTHER	5.7%	5.1%

SOURCE: ESRI 2025



Tillman Complex Interior of Property

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



About Birmingham, AL

Birmingham is Alabama's largest metro and regional retail hub, drawing consumers from across central Alabama. Downtown Birmingham benefits from direct access to I-20/59, I-65, and I-459, providing strong connectivity, visibility, and ease of access for both local and regional traffic. Anchored by a diverse economy led by healthcare, finance, education, and technology, the city offers a stable and growing customer base, supported by the University of Alabama at Birmingham (UAB), one of the state's largest employers.

Downtown continues to see steady revitalization through new residential, office, entertainment, and hospitality development, driving increased foot traffic and demand for retail and restaurant concepts. Retailers are attracted to Birmingham's favorable lease economics, strong demographics, and expanding urban lifestyle, making downtown an appealing location for both established brands and emerging concepts seeking long-term growth.

WHY BIRMINGHAM?

Birmingham named one of the top 24 places to travel worldwide in 2026 by AFAR Media.

Birmingham MSA by the Numbers

1,194,552
TOTAL POPULATION

1,191,855
DAYTIME POPULATION

477,615
TOTAL HOUSEHOLDS

\$101,205
AVERAGE HH INCOME

43,201
TOTAL BUSINESSES

563,054
TOTAL EMPLOYEES



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