



# MERCANTILE ON MORRIS

## MERCANTILE ON MORRIS: RETAIL FOR LEASE

2212-2217 1st Avenue North, Birmingham, AL 35203

Ideally Located Retail Available in  
Mixed-Use Historic Redevelopment



### ASKING RATE:

Call For Pricing



### AVAILABLE SPACES:

±580–4,532 SF



### DETAILS:

- 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



### LOCATION:

- Located within walking distance of numerous popular Birmingham destinations in high growth 1st Ave North corridor
- Combined traffic counts at the intersection of 1st Ave N & 22nd St S: 33,560 AADT



# HARBERT REALTY SERVICES

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**For More Information: [HarbertRealty.com](http://HarbertRealty.com)**  
2 North 20th Street, #1700, Birmingham, AL 35203

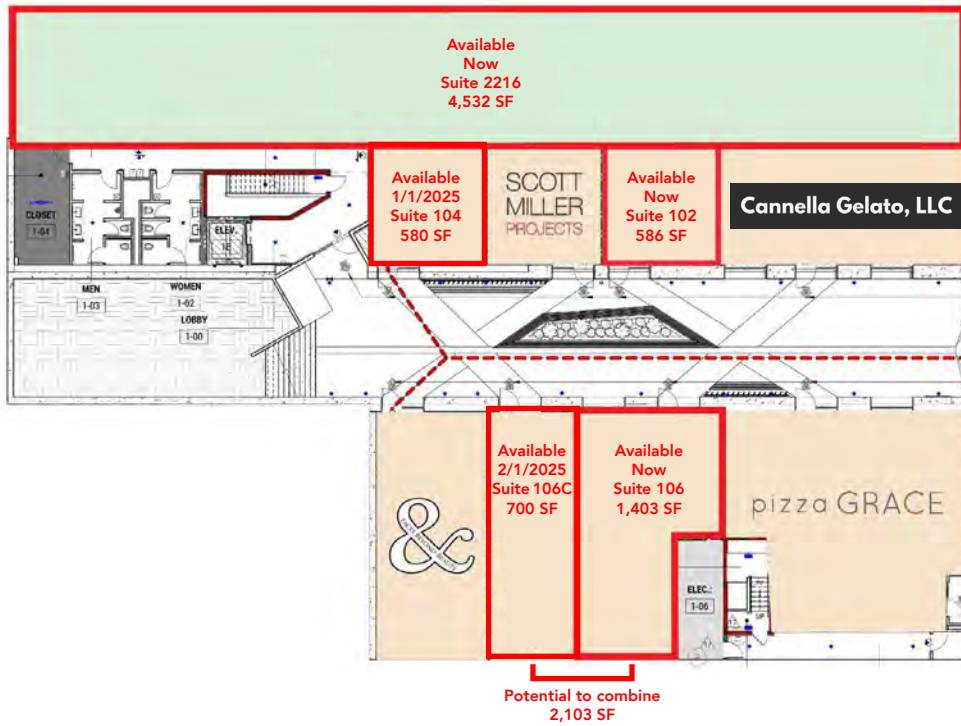
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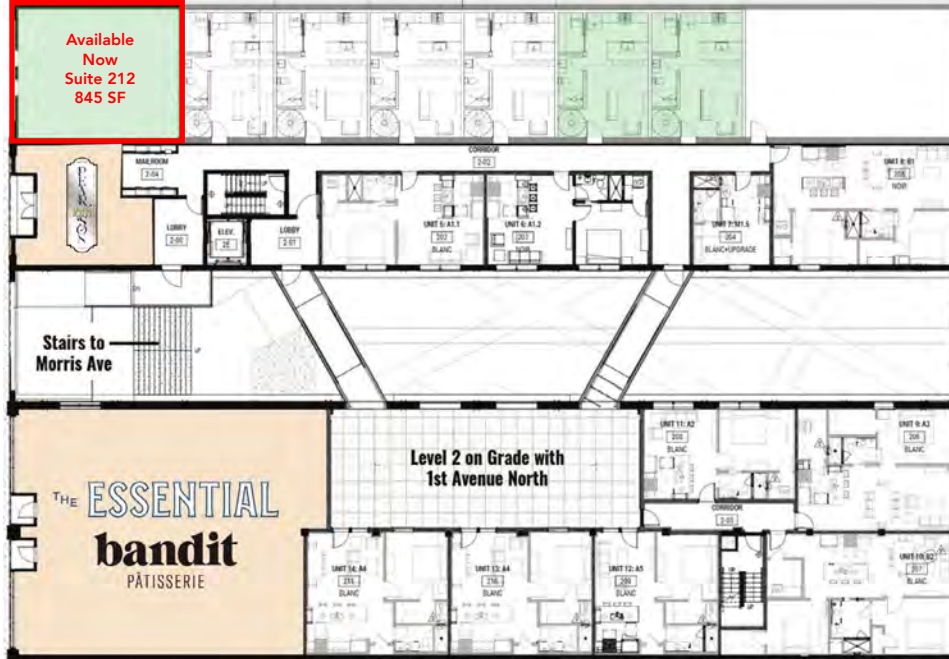
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## 1st Floor



## 2nd Floor



Phase I



Phase II



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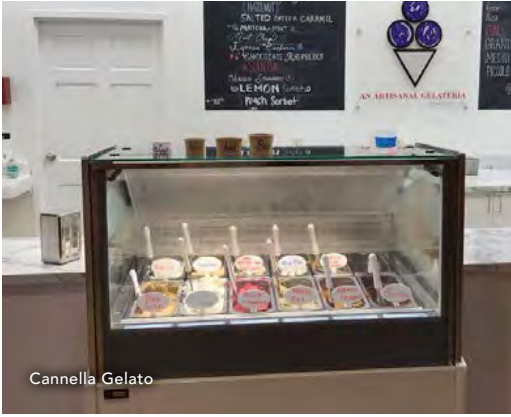
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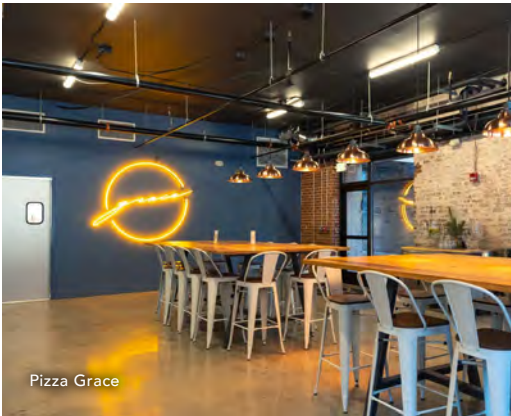
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Cannella Gelato



16th Cross Pearson



Pizza Grace



Bandit Patisserie



Faces and Beyond Beauty



Scott Miller Projects



The Essential

## TENANTS

Cannella Gelato, LLC

**BANDIT**

PÂTISSERIE

THE **ESSENTIAL**

pizza **GRACE**



FACES & BEYOND  
"GO BEYOND BEAUTY"

SCOTT  
MILLER  
PROJECTS



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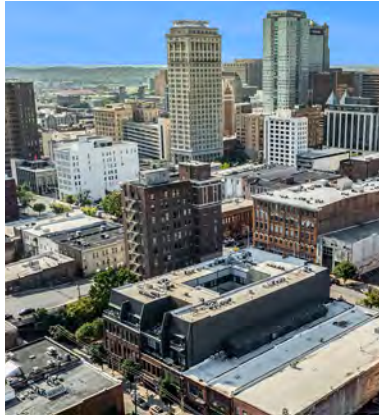
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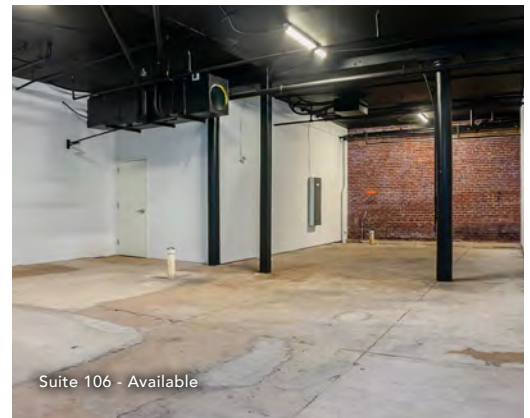
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Suite 102 - Available



Suite 106 - Available



Suite 106 - Available



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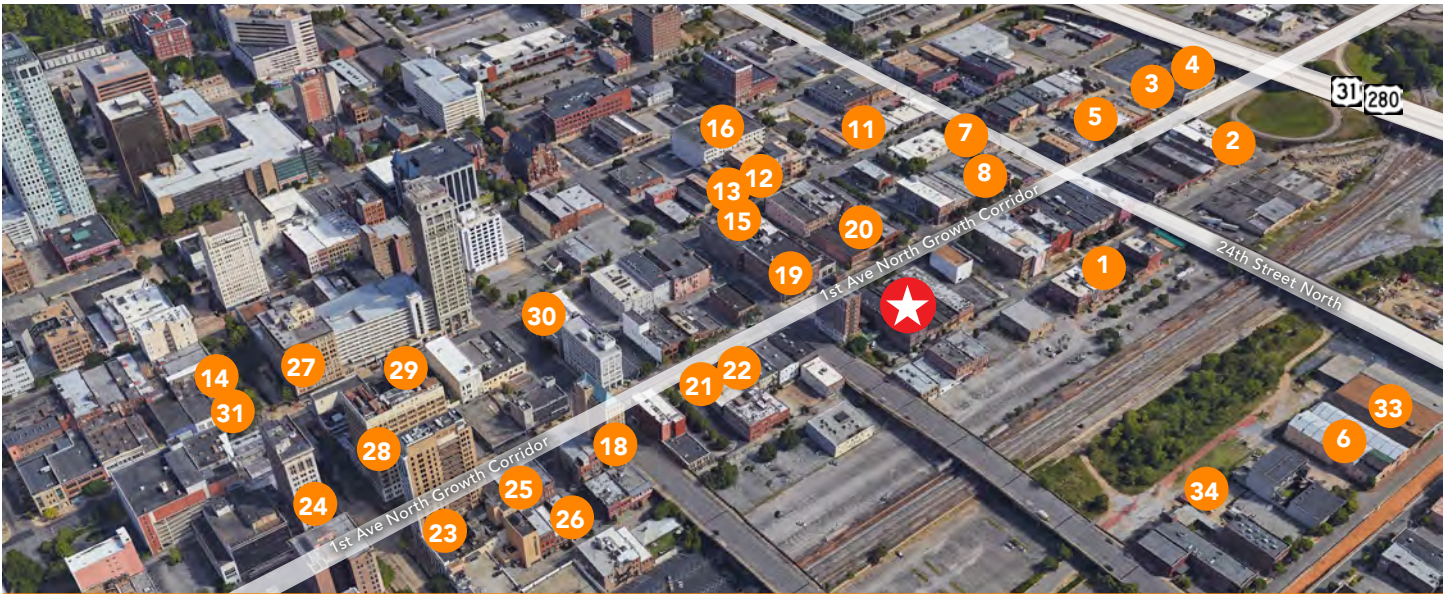
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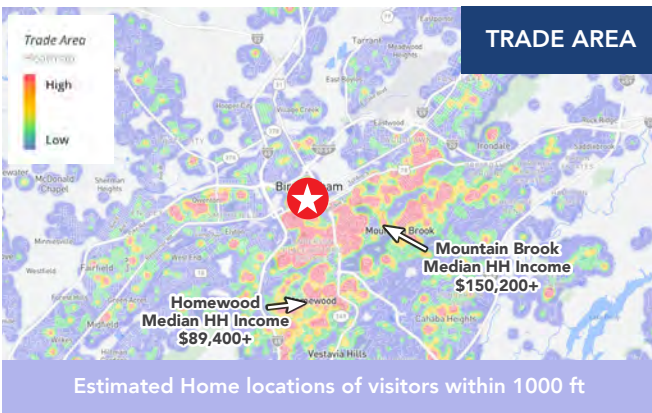
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- |                                  |                           |  |   |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now                      | 9. Neon Moon              | 18. The Kelly Birmingham Hilton Tapestry | 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. The Essential                        |   |

## 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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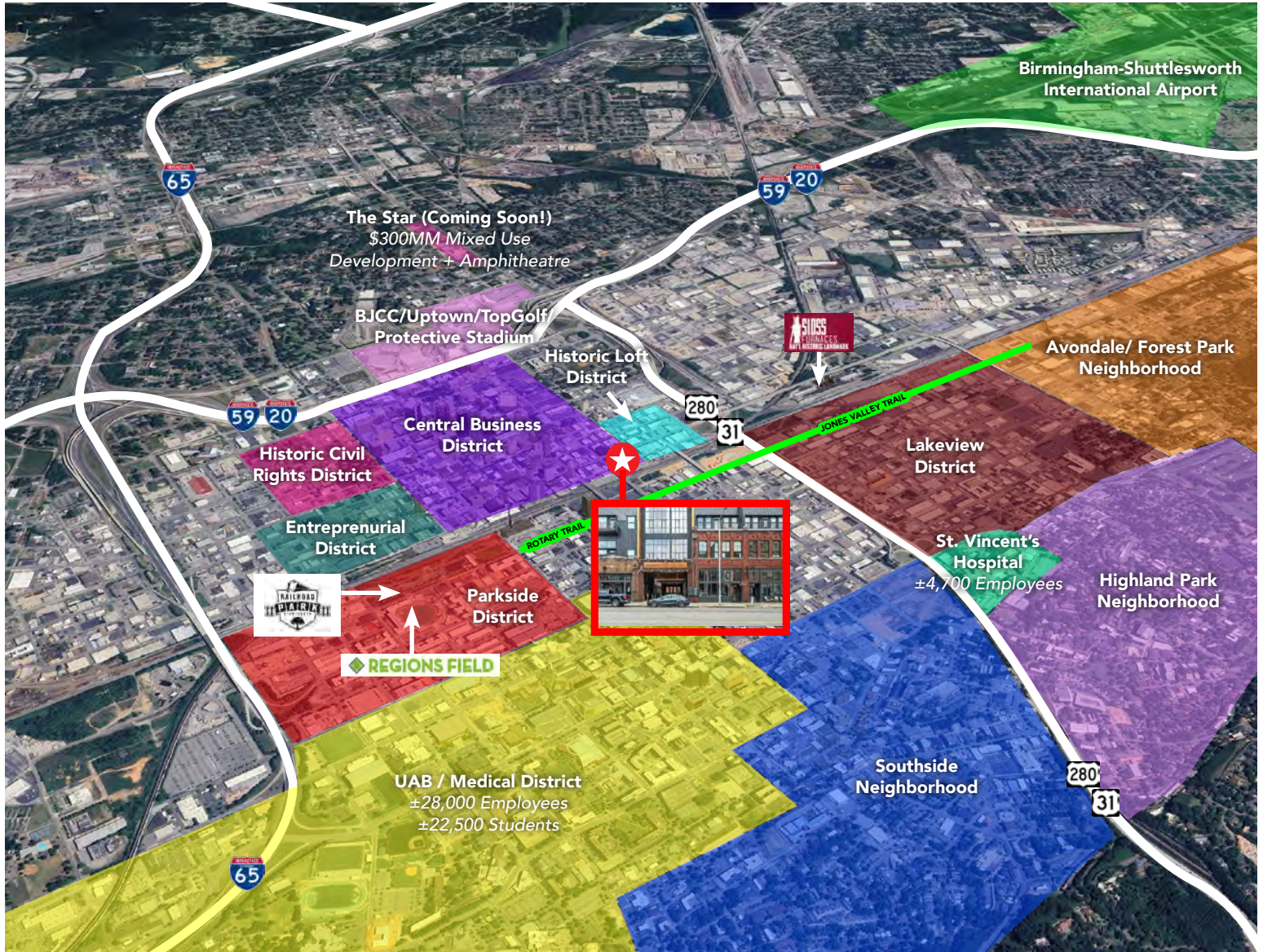
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## CENTRALLY LOCATED IN BIRMINGHAM'S ACTIVE DOWNTOWN CORE



POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
9,544	78,342	168,325	49,031	103,804	158,406	\$83,378	\$99,032	\$106,979



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