

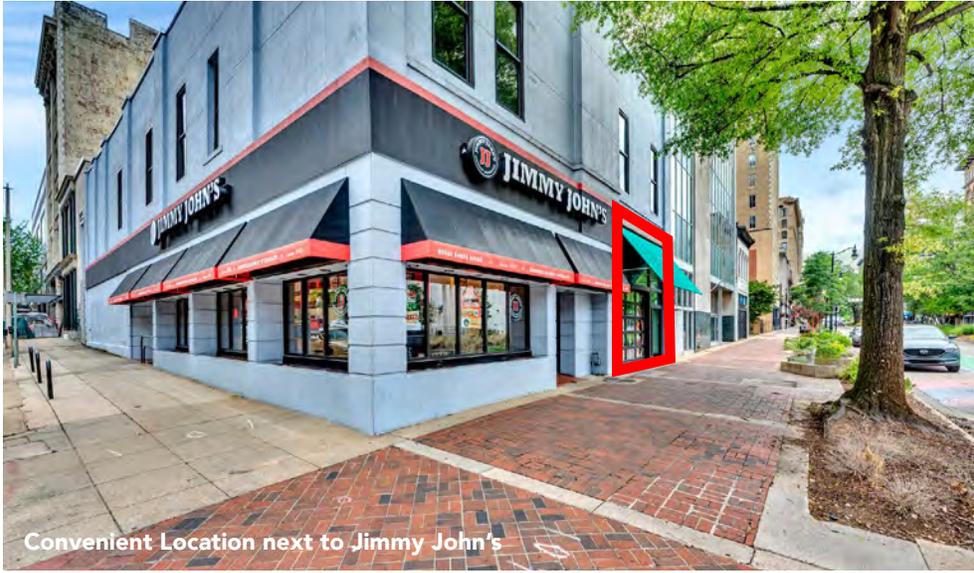


20th Street North 4,930 AADT

# IDEALLY LOCATED RETAIL/RESTAURANT FOR LEASE

321 20th Street North, Birmingham, AL 35203

ADJACENT TO JIMMY JOHN'S  
Prime Visibility Along  
20th Street North



Convenient Location next to Jimmy John's

 **RENTAL RATE:**  
\$25.00/SF NNN

 **SIZE:**  
±1,000 SF

 **LOCATION:**  
Positioned prominently at the intersection of 4th Avenue North and 20th Street North adjacent to Jimmy John's

-  **DETAILS:**
- Glass window roll-up door
  - Loading zone for easy pickups
  - Space is ready for restaurant; includes grease trap, hood, restrooms and indoor dining
  - Polished concrete floors



 **HARBERT**  
REALTY SERVICES  
NORMAN TYNES  
ntynes@harbertrealty.com | 205.458.8105

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

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CONCEPTUAL RENDERING



Potential Space Rendering

EXISTING CONDITIONS



Roll-up door



Kitchen with hood and storage/wash area



Kitchen pass-through



Storage area



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## LOCATED IN ACTIVE DOWNTOWN CORRIDOR



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.8M
Visitors	691.1K
Visit Frequency	2.66x
Median Household Income	\$65.8K

**1.8M**  
VISITS

**38K+**  
EMPLOYEES  
WITHIN 1 MILE

**95**  
WALKERS PARADISE  
WALKSCORE.COM



### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	9,868	76,222	164,701

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	38,711	94,616	153,614

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$82,701	\$95,662	\$109,047



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