



MIXED-USE INVESTMENT | 7.9% CAP

115 Richard Arrington Jr Blvd N, B'ham, AL 35203

Mixed-Use Investment opportunity in Downtown Birmingham

PROPERTY HIGHLIGHTS

- Newly renovated in 2023
- Windows on 3 Sides
- Two (2) parking spaces on site; multiple surface lots and city parking decks 1-2 blocks away
- Over \$550K in major capital improvements completed in past 12 months
- 92% Occupied



ASKING PRICE:

\$1.8M - 7.9% Cap Rate



SIZE:

10,800 SF

3 stories:

- 1st Floor: Office/Retail
- 2nd/3rd Floors: Office



TENANTS:

- Daily Buzz Coffee, Greatland Mortgage, Strive Consulting, and more
- In-Place NOI: \$141,373/yr



2023 RENOVATIONS:

- New HVAC units
- New windows on 2nd/3rd floors
- New elevator
- Built out offices
- Paint and Flooring
- Updated sprinkler systems



HARBERT
RETAIL

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For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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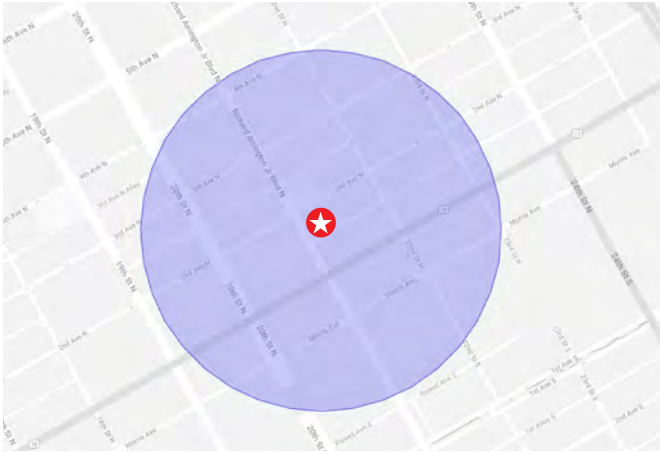
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LOCATED IN ONE OF BIRMINGHAM'S MOST ACTIVE RETAIL CORRIDORS



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.1M
Visitors	687.4K
Visit Frequency	3.05x
Avg Dwell Time	92 minutes
Traffic Counts	13,050 AADT

2.1M

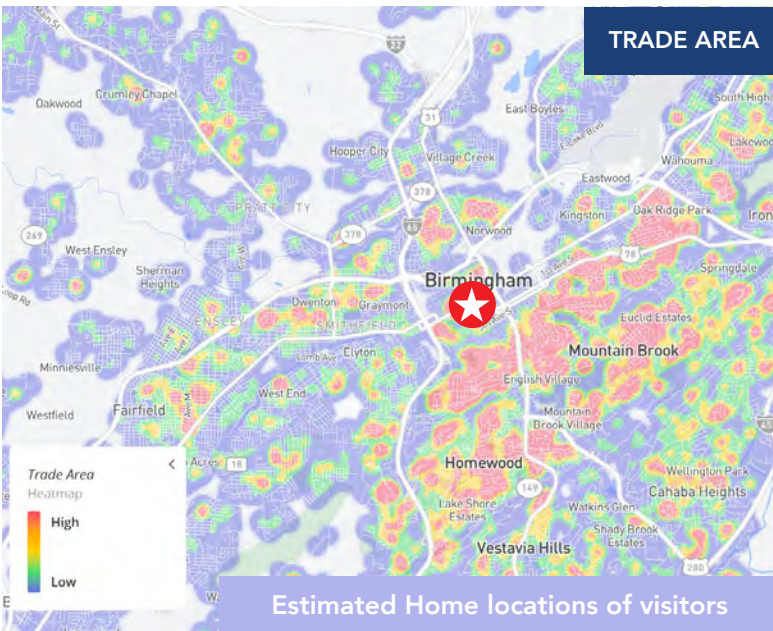
VISITS

13,050 AADT

AT INTERSECTION OF 2ND AVE AND RAJ BLDV N

687.4K

VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	9,051	77,266	167,709

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	44,596	102,304	158,238

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$83,889	\$95,147	\$105,561



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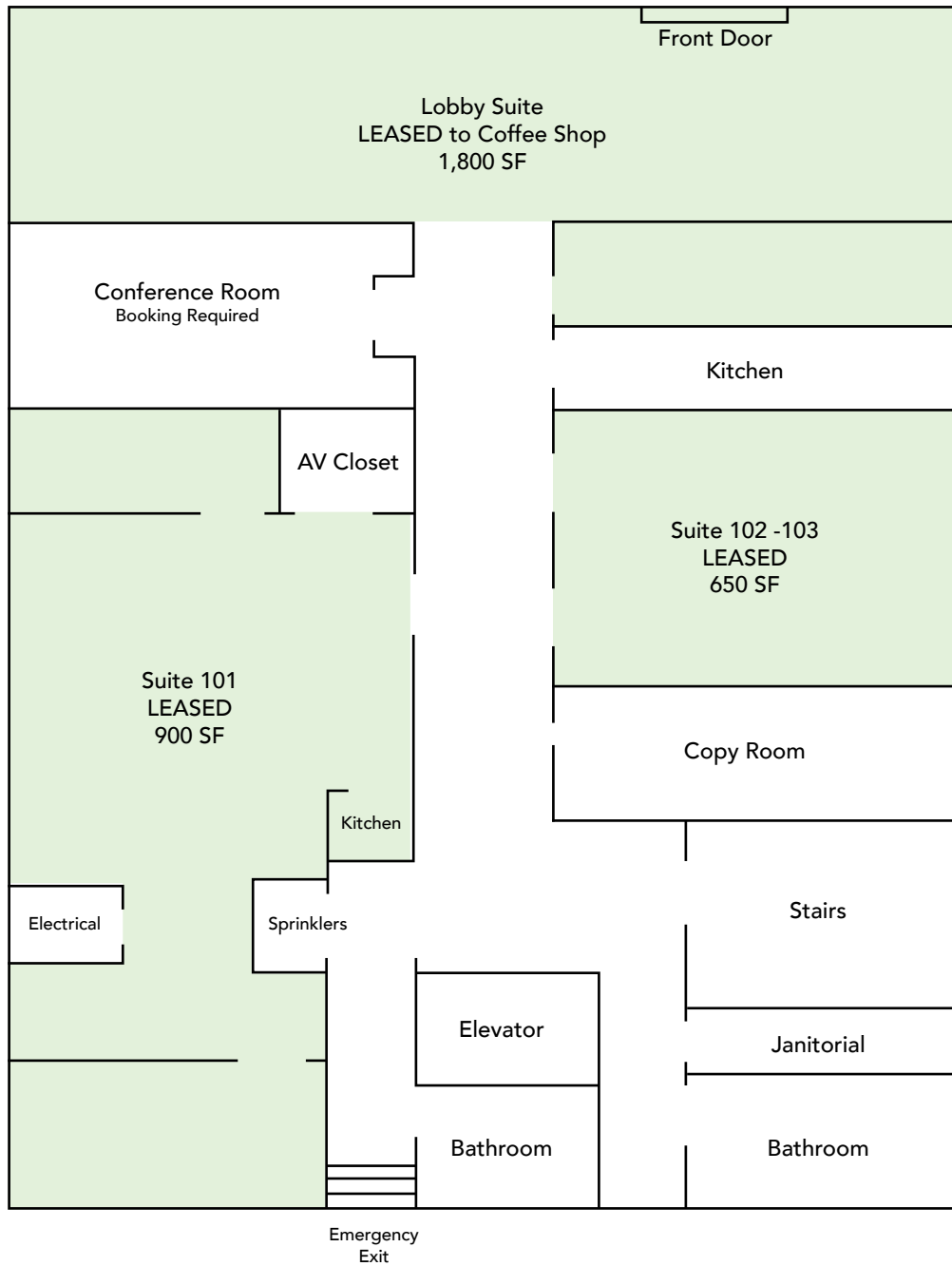
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1st Floor Harris Building



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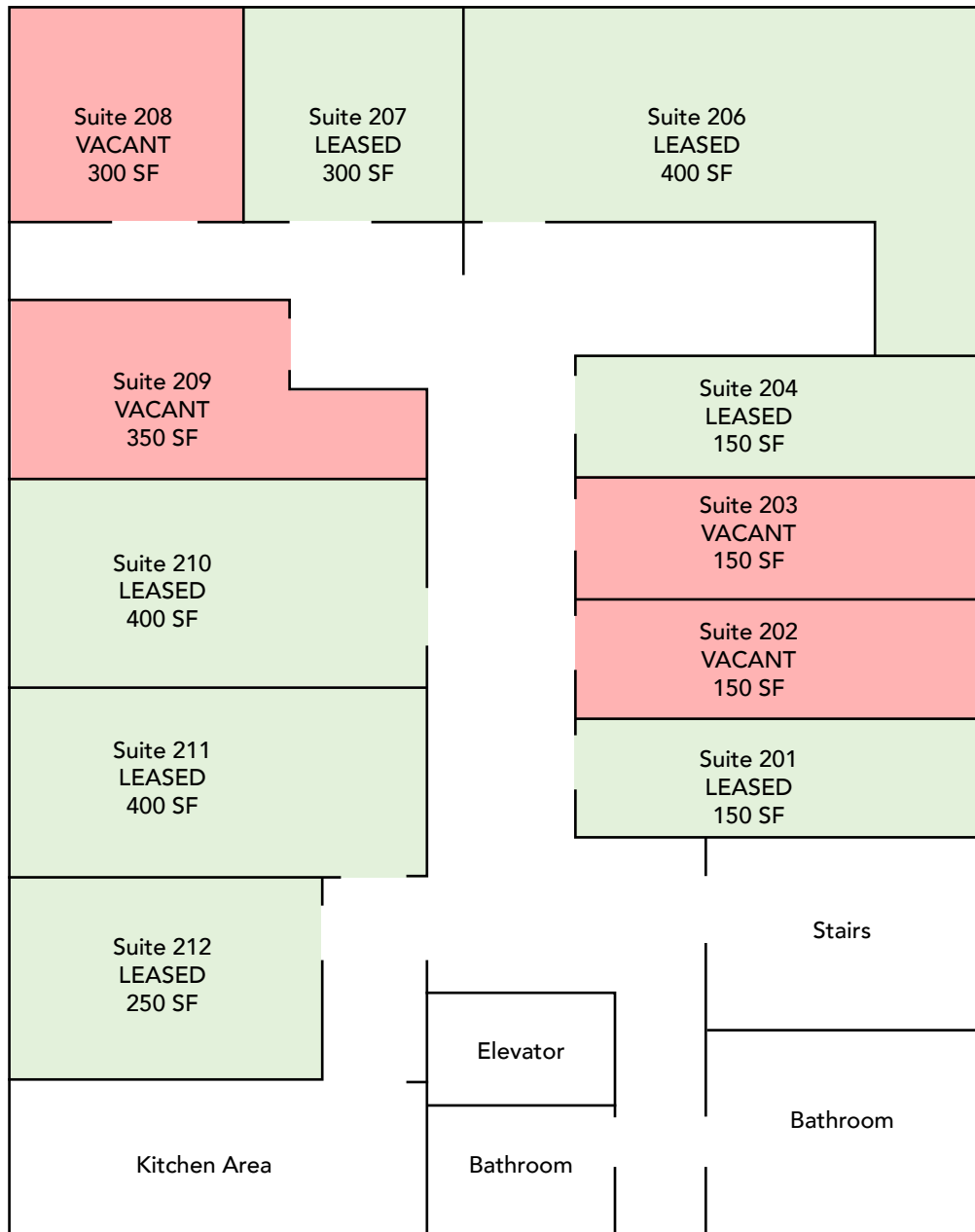
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115 Richard Arrington Jr Blvd N, B'ham, AL 35203

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2nd Floor Harris Building



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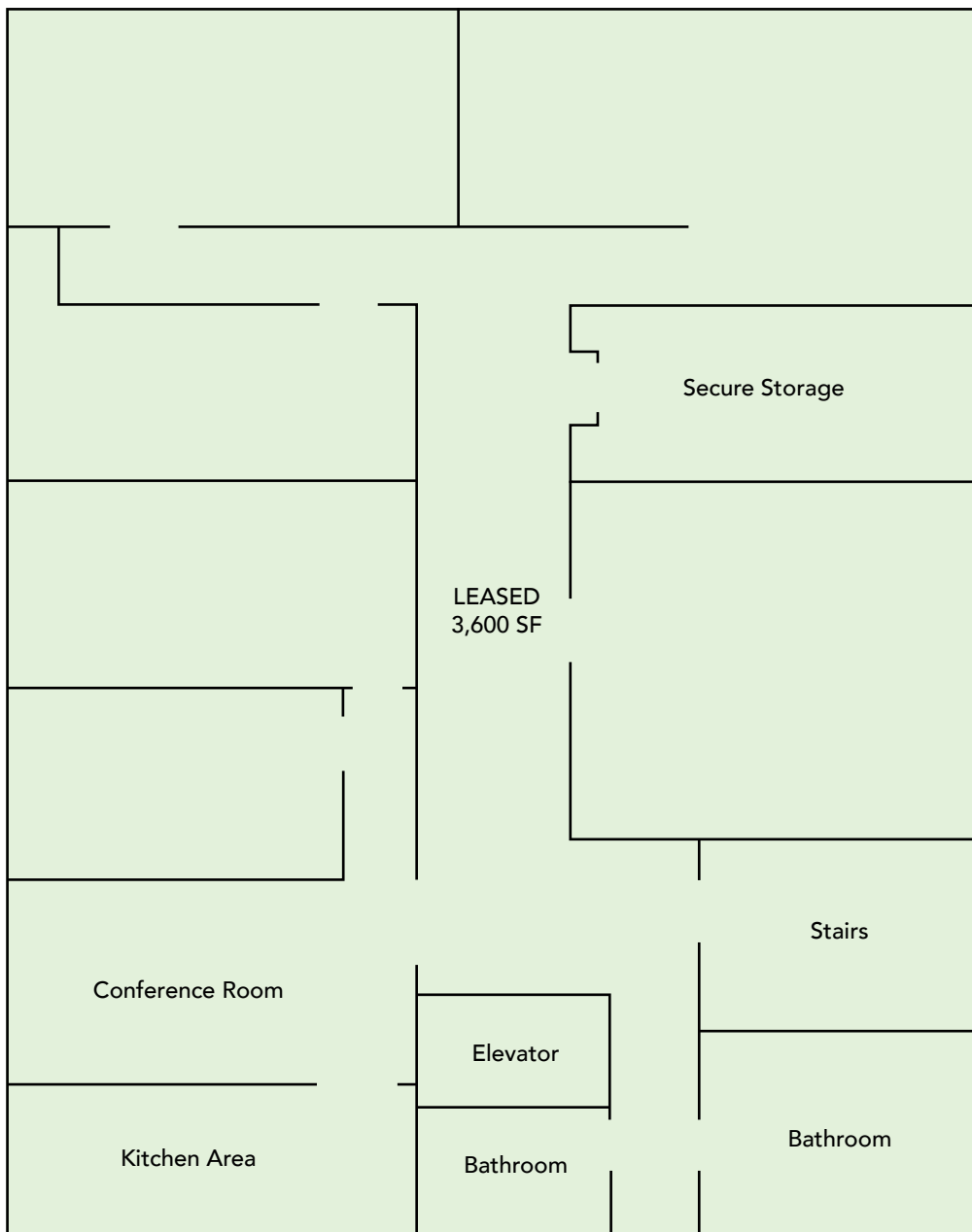
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3rd Floor Harris Building



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