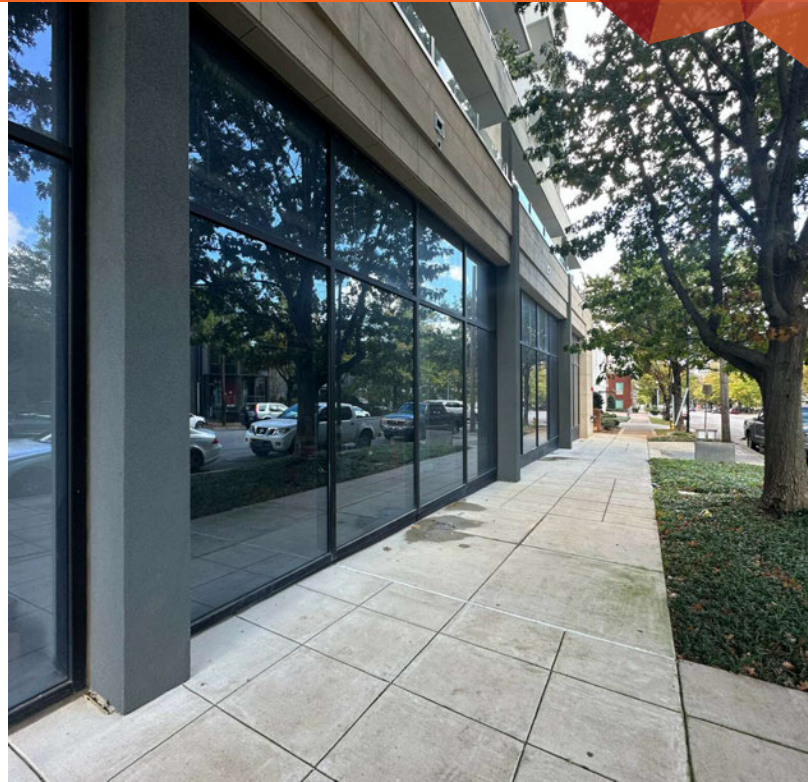


CORTLAND VESTA

2173 HIGHLAND AVE S, BIRMINGHAM, AL 35205

FOR LEASE




LOCATION DESCRIPTION

Discover the vibrant surroundings of the property located in the heart of Birmingham, AL – a dynamic city known for its rich history, cultural attractions, and bustling business district. Situated in the charming Highland Park neighborhood, the area is surrounded by a diverse array of local eateries, coffee shops, and boutique retail stores, offering tenants a delightful mix of leisure and convenience.



PROPERTY HIGHLIGHTS

- Courtland Vesta has a total of 314 units and are 94% occupied
- Neighboring A Thousand Hills Coffee to open in 2025
- 3,994 SF available with the opportunity to divide the space
- Sees 11,622 vehicles per day with a high foot traffic volume
- Call for more information

 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,214	43,036	101,354
DAYTIME POPULATION	6,704	41,674	112,189
HOUSEHOLDS	1,757	18,369	41,550
AVERAGE HH INCOME	\$52,238	\$95,277	\$112,241



KATHY DENNIS, CCIM

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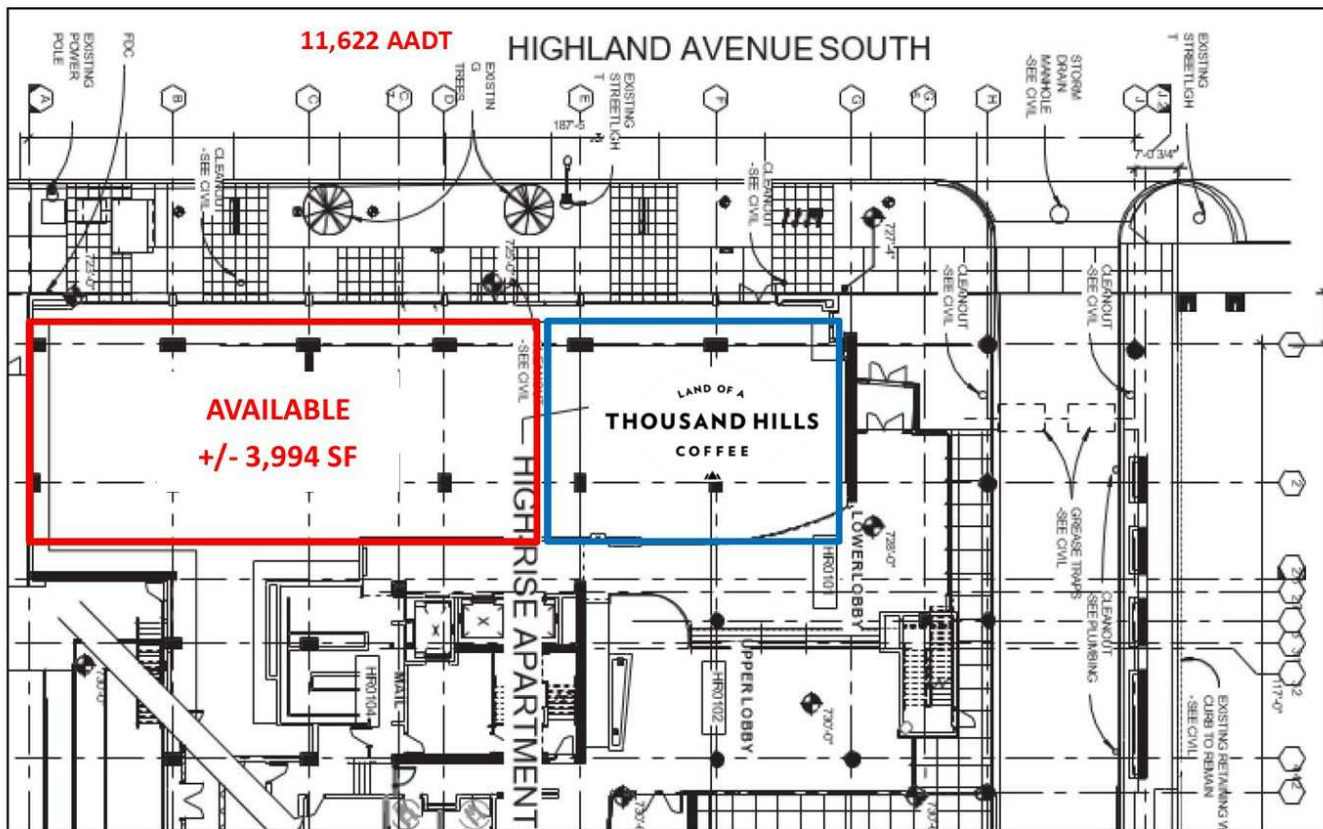
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