



FOR SALE & LEASE

Warehouse/Light Industrial or Redevelopment
1318 1ST AVENUE NORTH, BIRMINGHAM, AL 35203

JORDAN WEAVER
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WAREHOUSE/LIGHT INDUSTRIAL OR REDEVELOPMENT

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PROPERTY DESCRIPTION

Warehouse/Flex space for sale or lease on 1st Avenue North. This property is ideally located for warehouse or flex space, featuring buildings with plenty of character. It offers the flexibility to create a variety of suite sizes. With excellent interstate access, it's just two blocks from I-65, nine blocks from I-20/59, seven blocks from downtown Birmingham, and two blocks from Parkside.

PROPERTY HIGHLIGHTS

- Clear Heights 13'-14'
- Two Drive-in doors

OFFERING SUMMARY

Sale Price:	\$1,225,000
Lease Rate:	\$4.25 SF/yr (NNN)
Available SF:	5,000 - 22,995 SF
Building Size:	22,995 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	1,159	3,358
Total Population	200	2,009	8,654
Average HH Income	\$54,177	\$58,089	\$58,884

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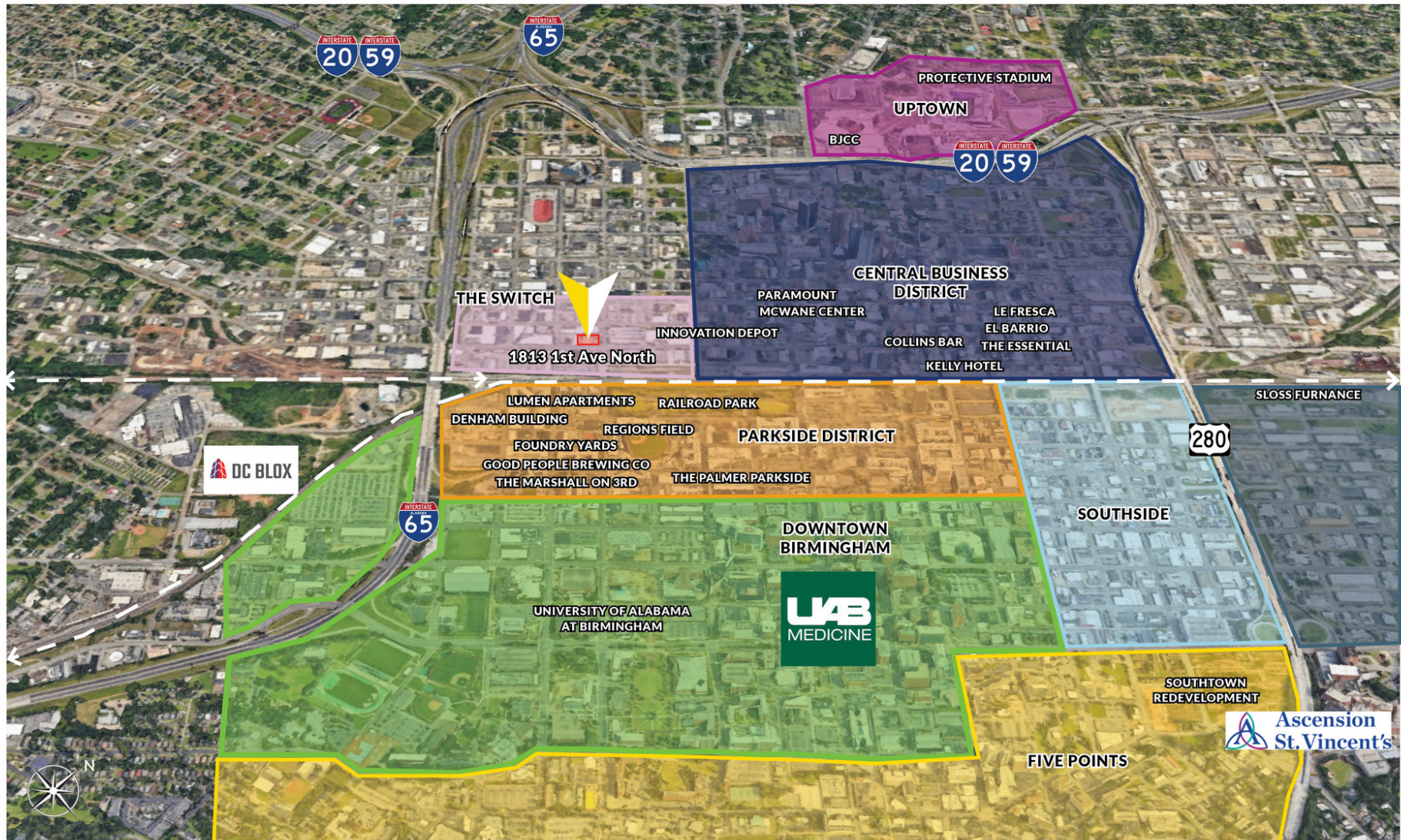
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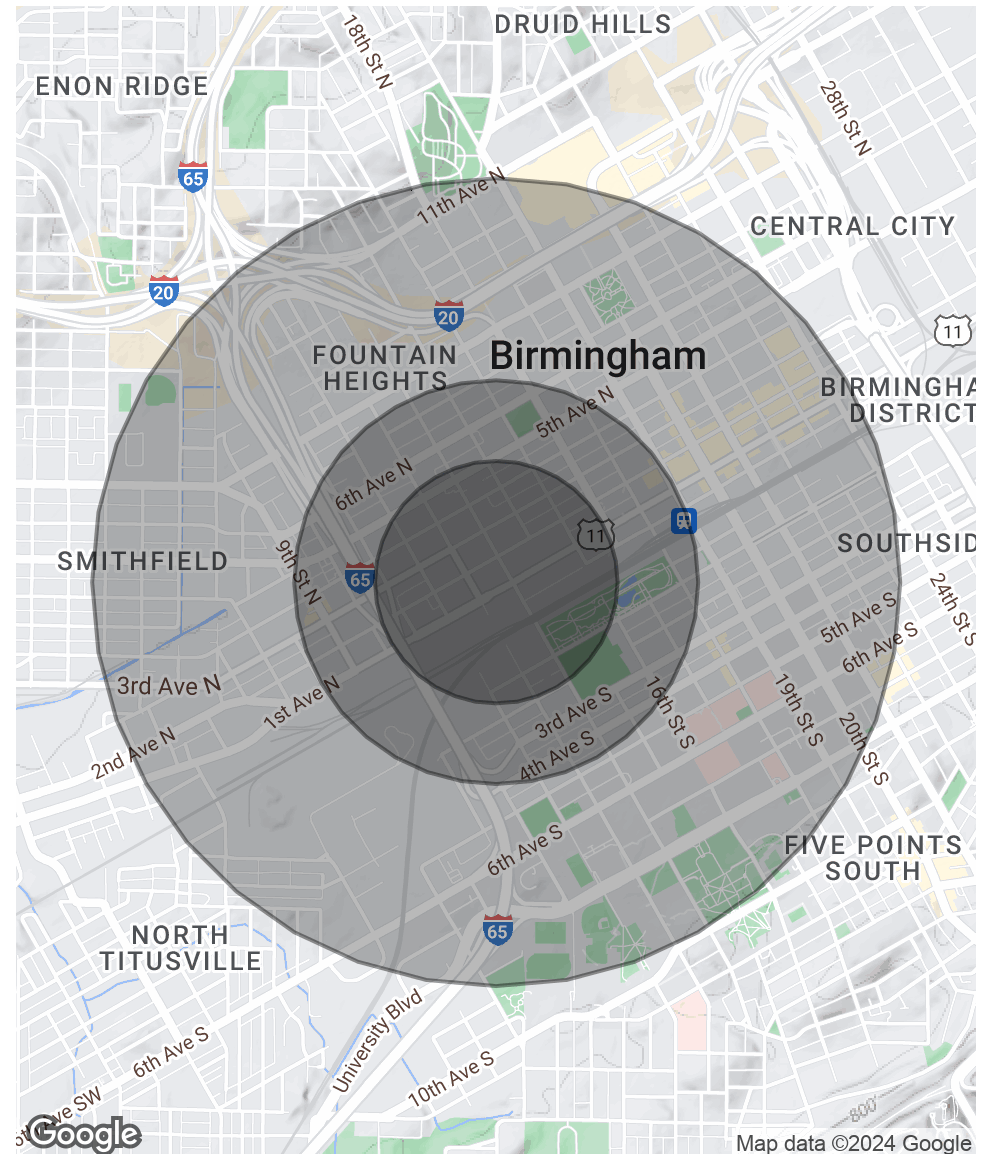
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	2,009	8,654
Average Age	31	31	32
Average Age (Male)	33	31	32
Average Age (Female)	30	30	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	1,159	3,358
# of Persons per HH	1.8	1.7	2.6
Average HH Income	\$54,177	\$58,089	\$58,884
Average House Value	\$249,912	\$221,065	\$243,909

Demographics data derived from AlphaMap



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