



retail specialists

Your Retail Real Estate Experts

# The Battery II Retail Space

2nd Ave S & 22nd St S

Birmingham, AL 35233



## FOR LEASE

### Property Highlights

- Now leasing ground floor retail in downtown Birmingham's newest mixed-use development!
- Available: suites ranging from 1,100- 5,000 SF
- High visibility corner adjacent to the Battery and Birmingham School of Law
- Located below The Painted Lady- a 22 key newly renovated upscale boutique hotel
- Join Bygones Cocktail Bar - now open!



SQ FT  
1,100-5,000



LOCATION  
Signalized  
Corner



DAYTIME POP  
139,028

### Demographics

1 mile

3 mile

5 mile

Daytime Pop	139,028	222,503	320,023
Households	5,159	34,718	69,831
Population	11,720	75,336	160,558
Avg HH Income	\$85,402	\$105,048	\$106,205

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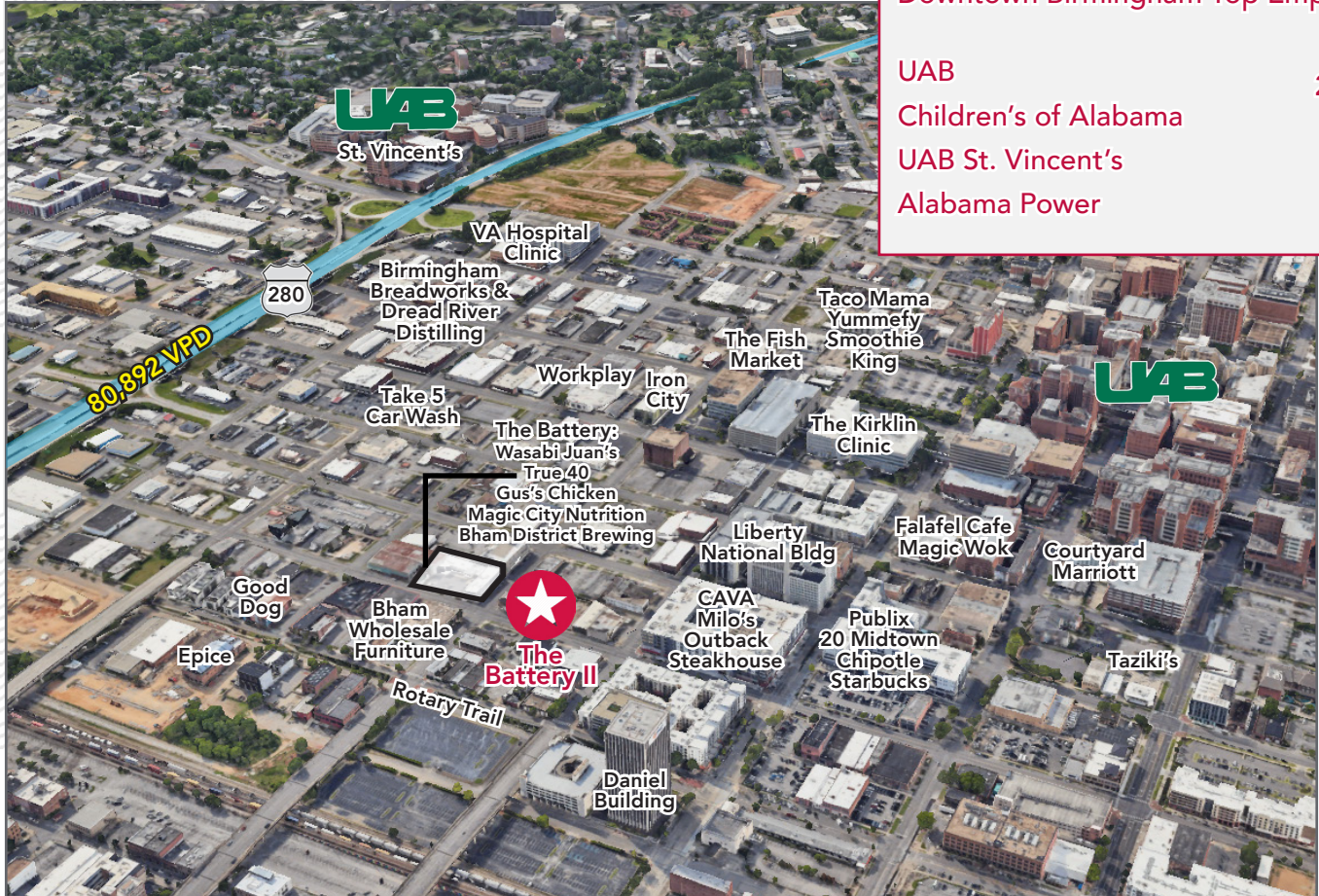
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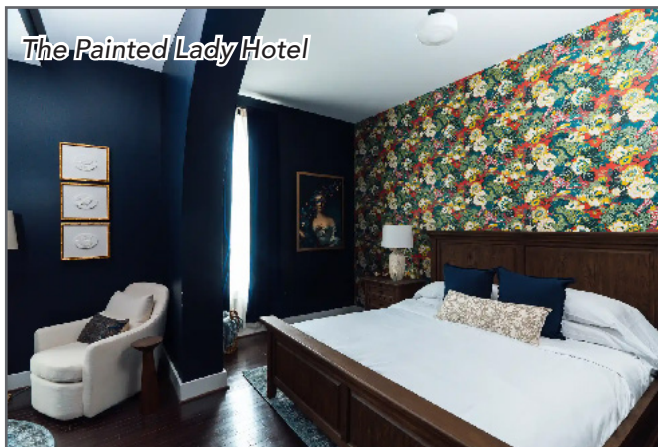
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## Aerial & Photos



### Downtown Birmingham Top Employers

UAB	28,000
Children's of Alabama	5,500
UAB St. Vincent's	4,800
Alabama Power	3,670



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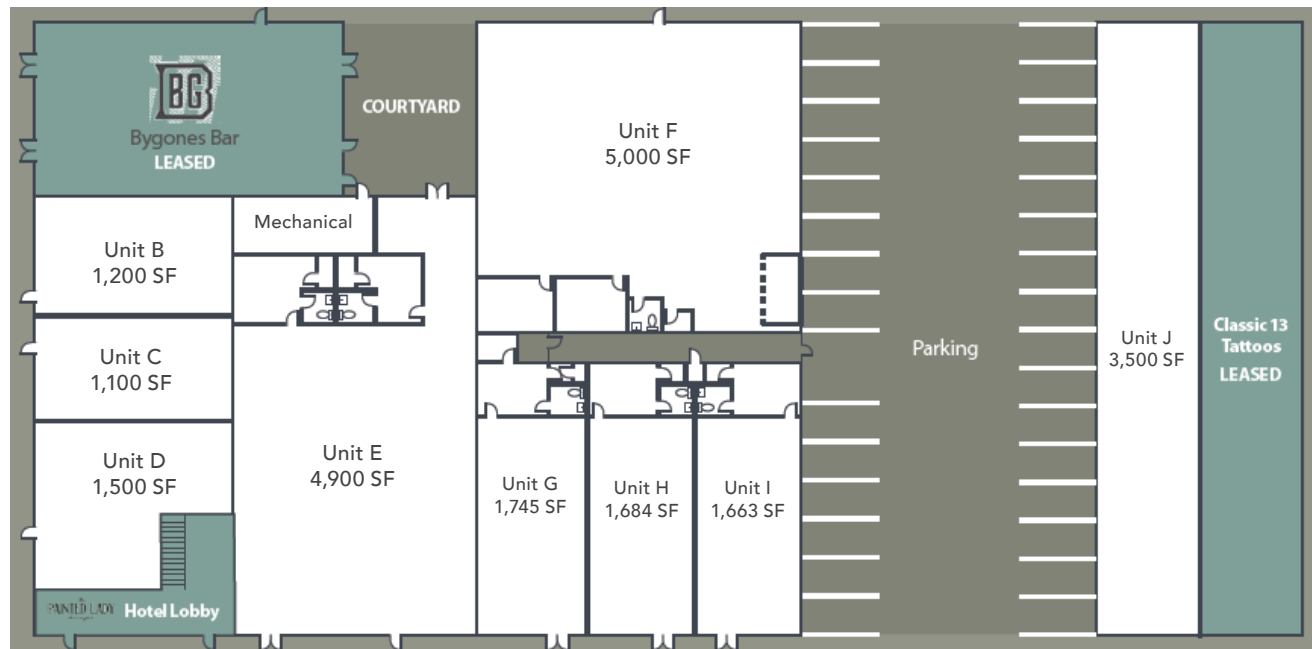


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## Site Plan



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The Birmingham-Hoover Metro is the largest population and economic region in the state of Alabama with a population of approximately 1.1 million. The metro area spans amongst five counties: Jefferson, Shelby, Blount, St. Clair, and Walker Counties. Nestled at the foothills of the Appalachian Mountains at the cross-section of two major railroads, the city was once the primary industrial center of the southern United States. At the height of the nation's manufacturing age, the city grew so fast in population, it was called the "Magic City." Today, Birmingham has transformed itself into a medical research, banking and service-based economy, making it one of the nation's most livable cities with a vibrant downtown, a burgeoning loft community, a world-class culinary scene and more green space per capita than any other city in the nation.

## Birmingham Overview

**Prime location with development opportunity and easy access**

Birmingham is home to a dynamic and diverse economy, supported by a range of leading employers that contribute significantly to the city's growth and vitality. Among its largest employers, the University of Alabama at Birmingham (UAB) takes a prominent place, not only as a major educational institution but also as a key healthcare provider. UAB's renowned medical center, research facilities, and educational programs make it a critical driver of the city's economy. Additionally, Birmingham is known for its strong financial sector, with companies like Regions Financial Corporation headquartered here, offering a wide range of banking and financial services. Other notable employers include Alabama Power, a vital utility company, and Southern Company, one of the nation's largest electricity providers. These corporations, along with many others, not only provide a robust job market but also contribute to Birmingham's economic stability, making it an attractive city for both residents and businesses alike.

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