



VIEW THE  
DRONE VIDEO



**HARBERT**  
REALTY SERVICES

**AVAILABLE FOR SALE OR LEASE**

3211 2nd Ave South, Birmingham, AL 35222

**THE THEODORE**

# AVAILABLE FOR SALE OR LEASE

3211 2nd Ave South, Birmingham, AL 35222

## THE THEODORE

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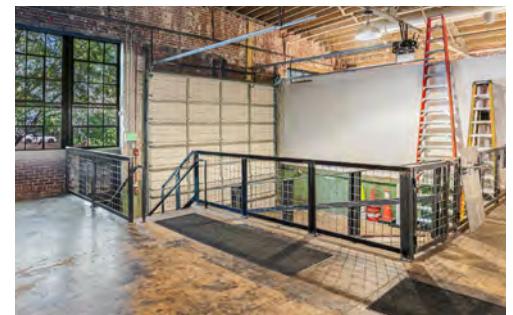
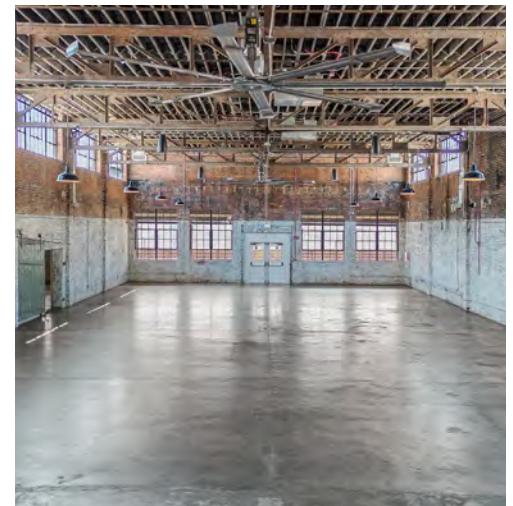
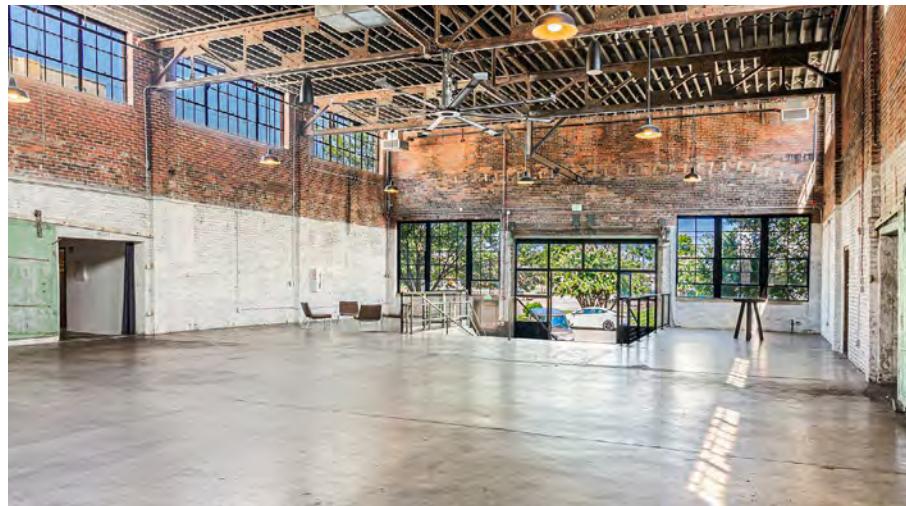
For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

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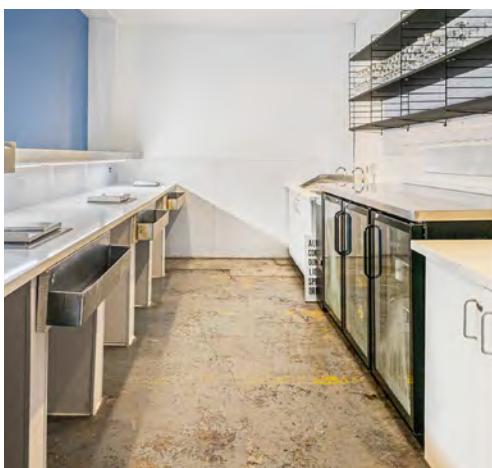
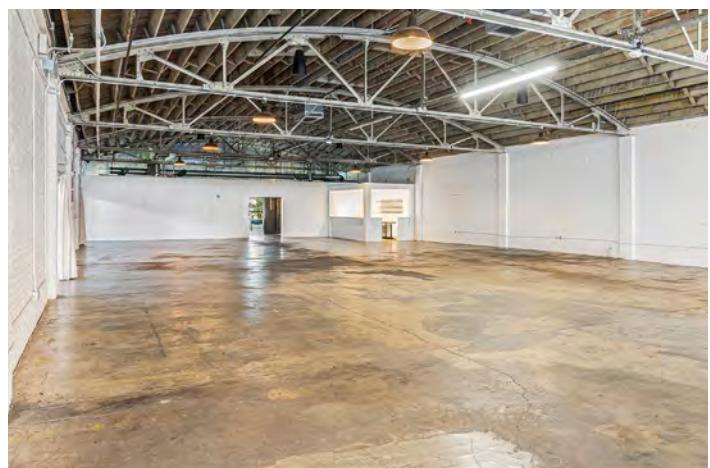
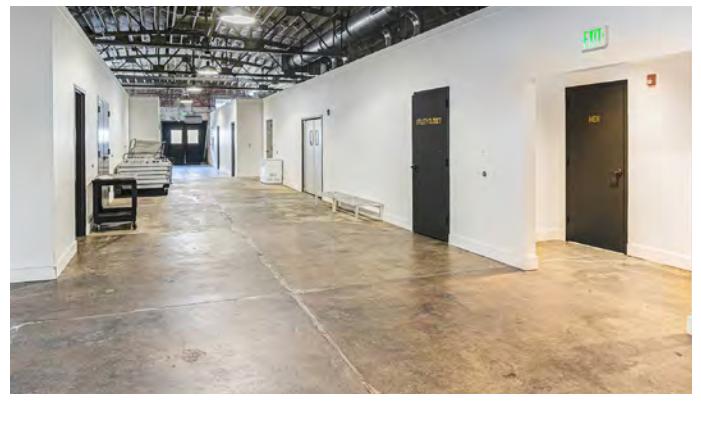
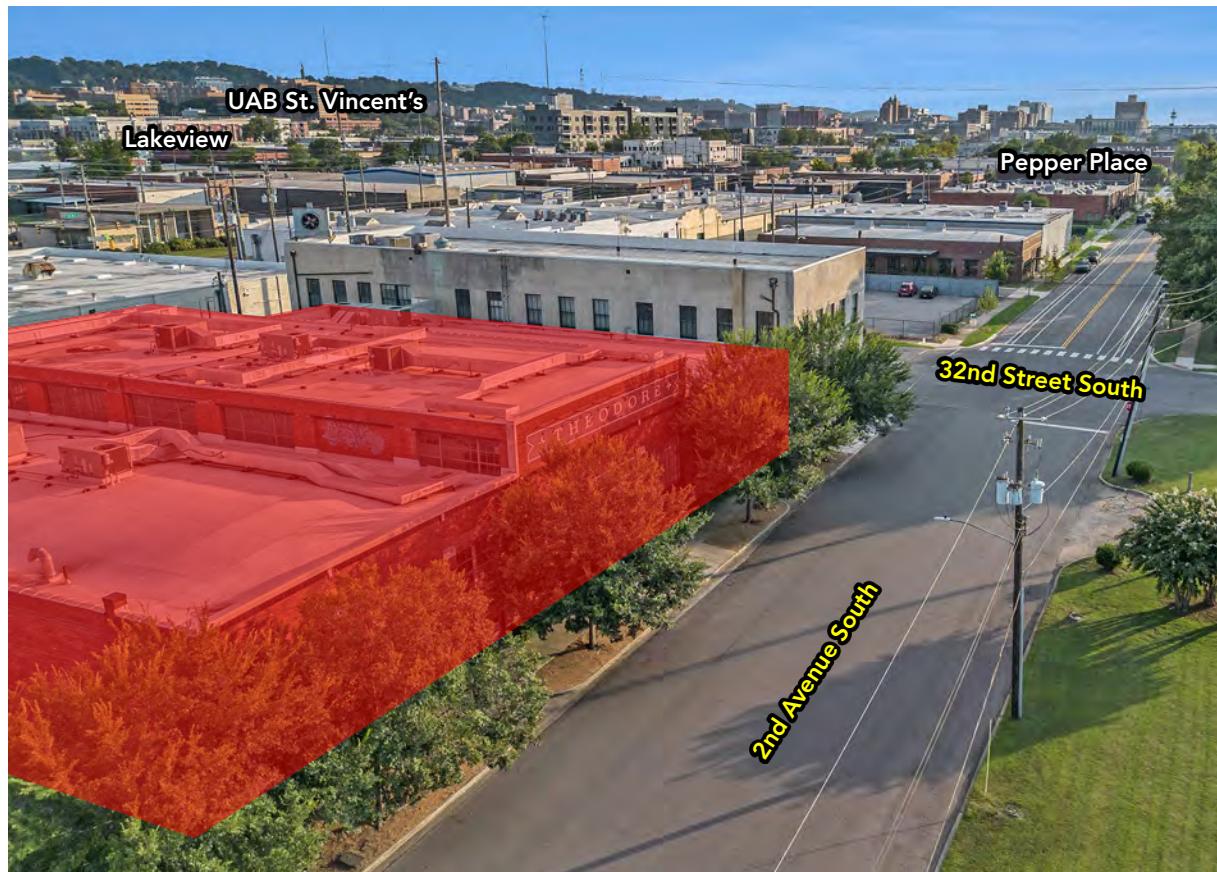


# FULLY REFURBISHED HISTORIC REDEVELOPMENT

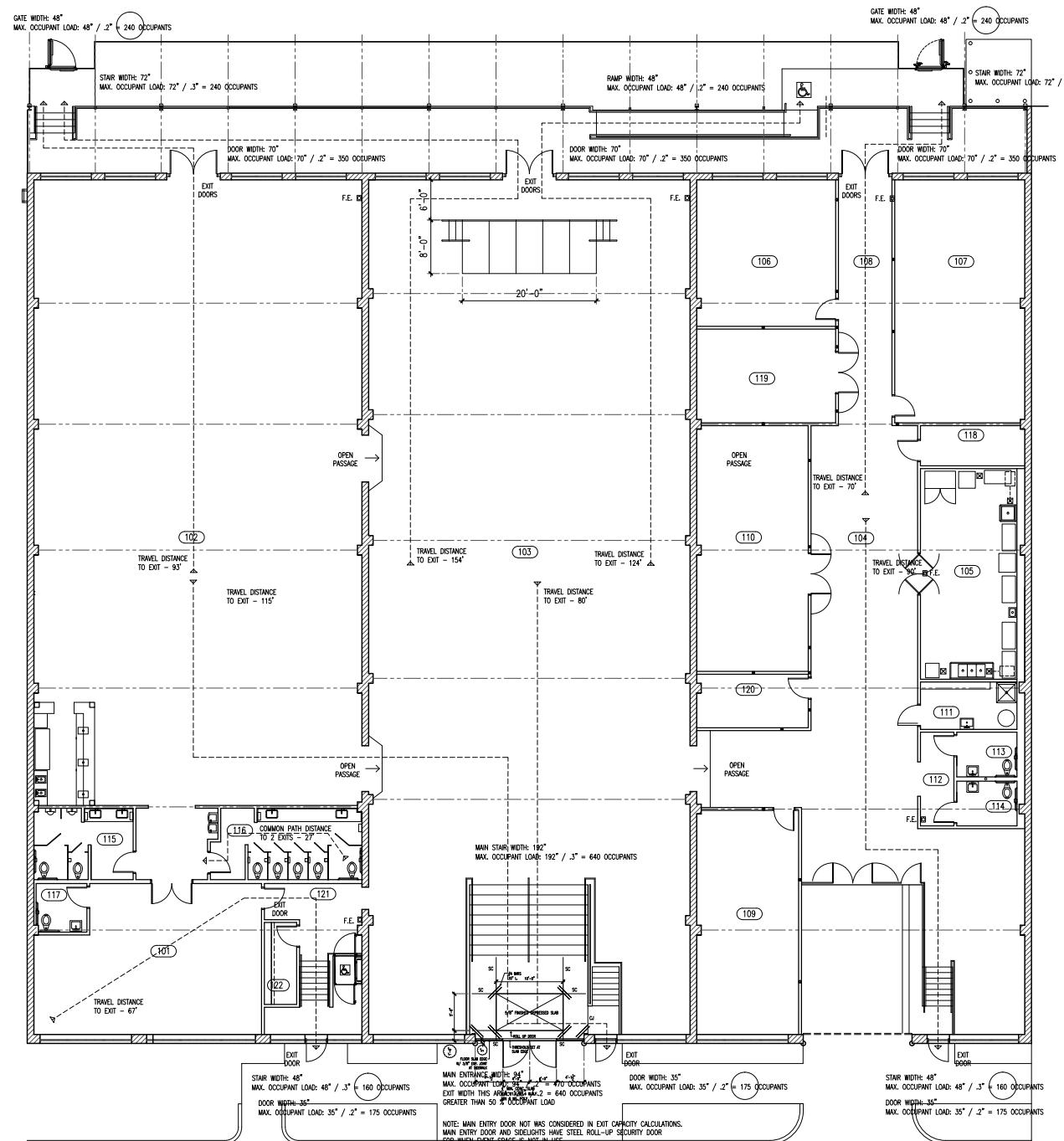
- 19,500 SF building plus 3,000 SF porch and courtyard
- Built in 1929 and Completely refurbished in 2018 as an event venue: new roof, new HVAC, new restrooms, catering kitchen, "Big Ass Fans®", sprinklered warehouse
- Covered, dock-high loading with roll-up door
- Galvanized standing seam metal roof
- Furnishings and equipment priced separately



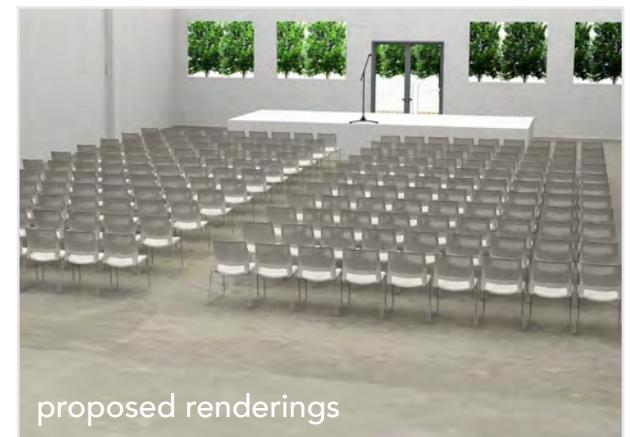
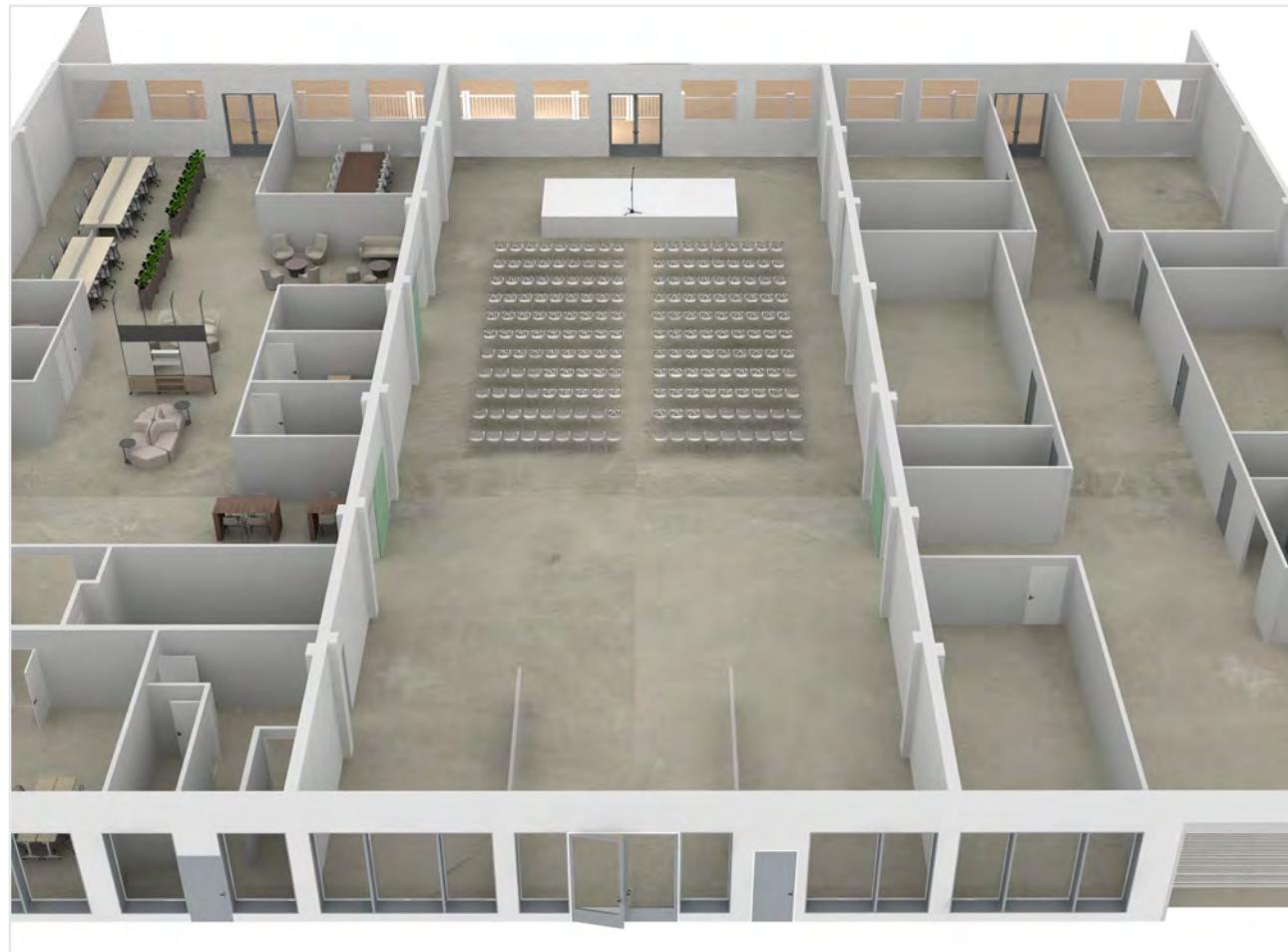
## PROPERTY PHOTOS



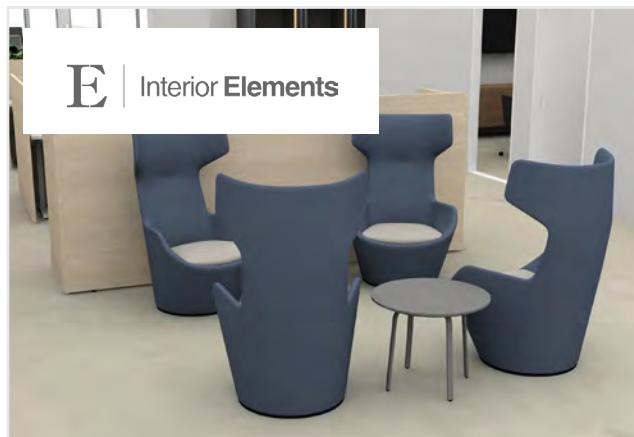
## FLOOR PLAN



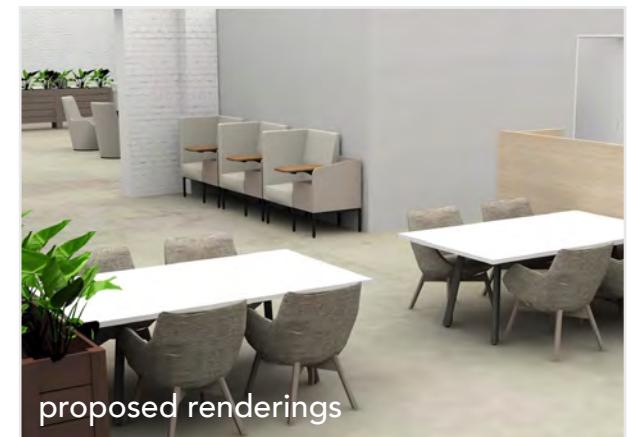
## POTENTIAL SPACE USES - OPTION 1



## POTENTIAL SPACE USES - OPTION 2



E | Interior Elements



proposed renderings

## LAKEVIEW DISTRICT

The Lakeview entertainment district, a booming entertainment and dining destination, is within either walking distance or a short drive from Birmingham's other southern neighborhoods. It features restaurants such as James Beard award winning Chris Hasting's Ovenbird, local favorite Jack Brown's Beer and Burgers, Hattie B's Hot Chicken and two breweries that host local and nationally recognized musicians each spring and summer. The Market at Pepper Place, a weekly farmer's market that attracts over 200,000 annual visitors, is open every Saturday morning. Lakeview is also within walking distance to major employers such as Brasfield and Gorrie (1,285 jobs), UAB St. Vincent's Hospital (5,100 jobs), and PNC (2,900) jobs.

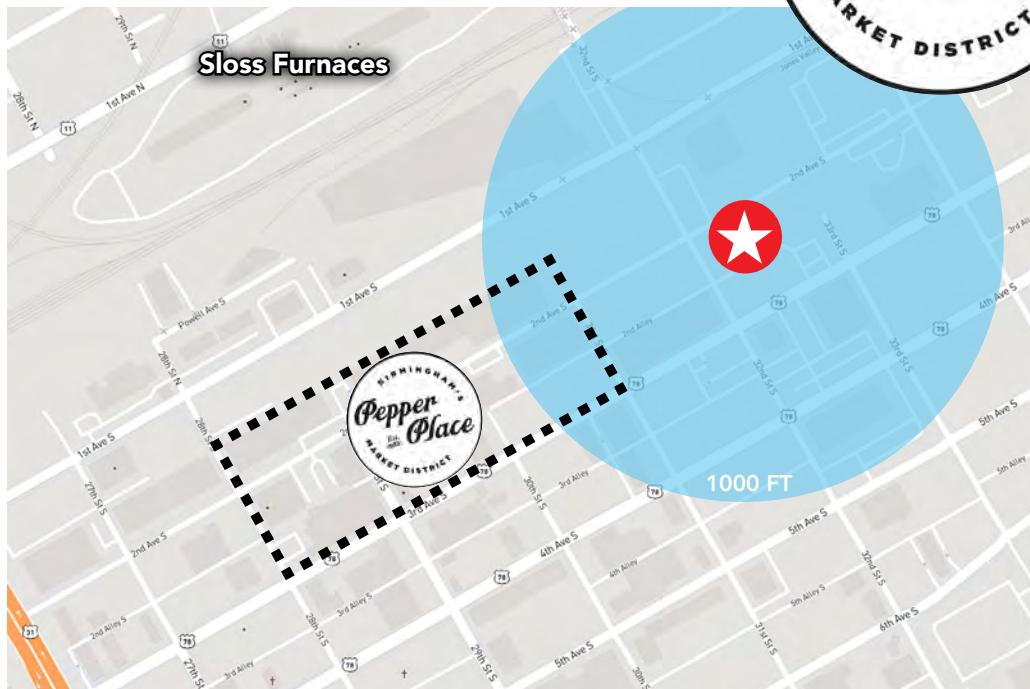


### 1,3,5 MILE DEMOGRAPHICS

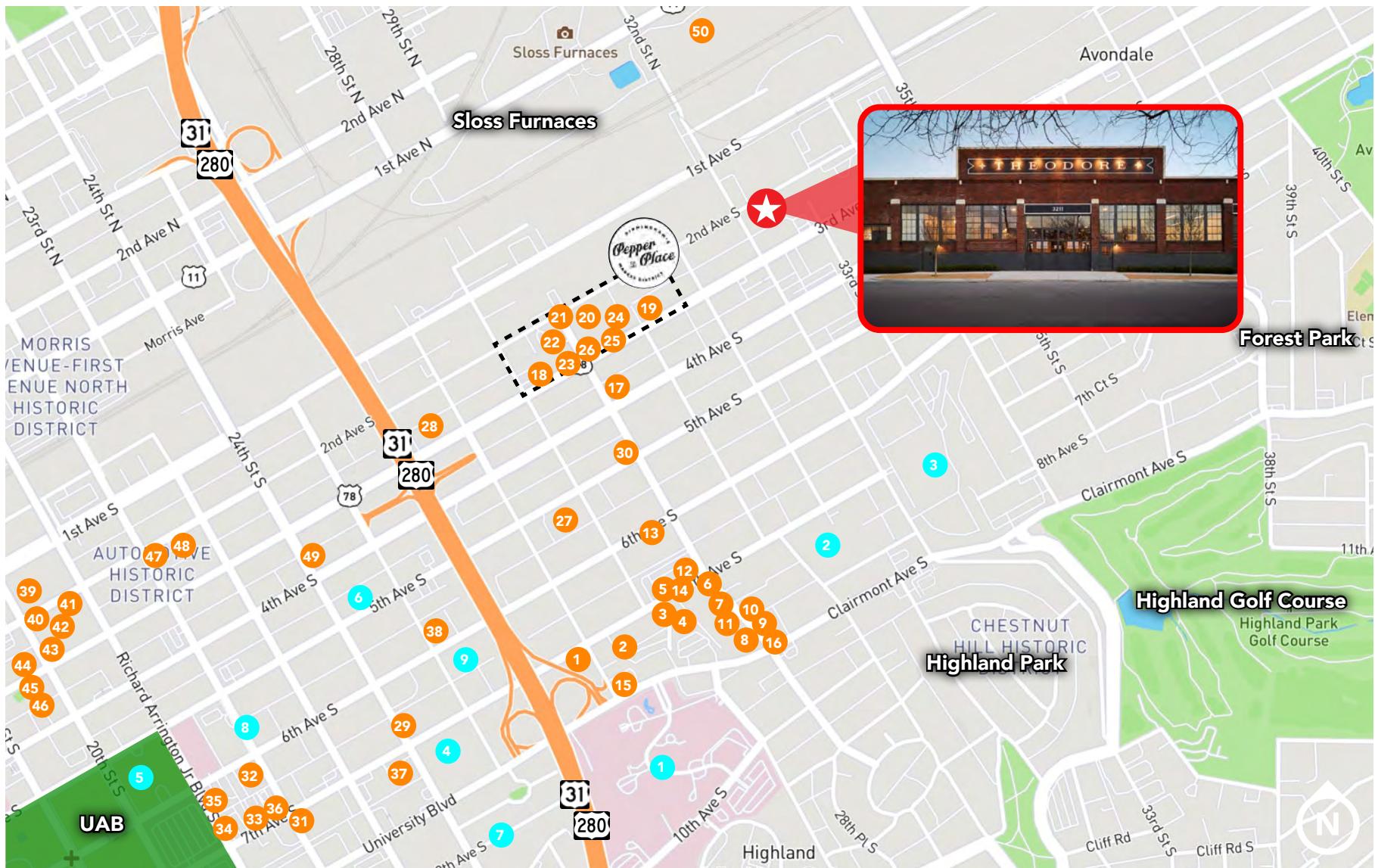
DAYTIME POPULATION			HOUSEHOLD INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
38,435	113,476	160,807	\$106,691	\$123,389	\$118,389

### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	337.9K
Visitors	100.9K
Visit Frequency	3.35x
Avg Dwell Time	72 minutes



## LAKEVIEW / PEPPER PLACE OVERVIEW



## FOOD/BARS

1. Al's on 7th	11. The Refinery
2. Tin Roof	12. Umami
3. Mojo Pub	13. Billy's Tavern
4. Jack Brown's Beer Garden	14. Denim on 7th
5. Hattie B's	15. Burger King
6. Los Amigos	16. Purple Onion
7. Innisfree Pub	17. Mayawell
8. FIVE Birmingham	18. OvenBird
9. Moe's Original BBQ	19. Blueprint on 3rd
10. Slice Pizza & Brew	20. Bettola

- 21. Red Cat Coffee
- 22. Market at Pepper Place
- 23. The Lumbar
- 24. Hop City Beer and Wine
- 25. Hot & Hot Fish Club
- 26. Jeni's Ice Cream
- 27. TrimTab Brewing
- 28. Uproot Brewing
- 29. Dread River Distilling
- 30. Automatic Seafood
- 31. Continental Drift
- 32. Fish Market
- 33. MooYah Burgers
- 34. Arby's
- 35. Newk's Eatery
- 36. Taco Bell
- 37. Wendy's
- 38. Full Moon BBQ
- 39. Pies and Pints
- 40. Panda Express

## POINTS OF INTEREST

1. St. Vincent Hospital - 5,100 jobs
2. Brasfield & Gorrie - 400+ jobs
3. PNC - 2,285 jobs
4. VA Hospital Clinic
5. Kirkland Clinic (UAB)
6. Goodwyn Mills Cawood (GMC)
7. Southtown Mixed Use Development
8. Iron City Birmingham
9. Events at Haven

## BIRMINGHAM, AL OVERVIEW

Birmingham remains the largest city in Alabama and one of the top 50 metropolitan areas in the United States. As of 2025, the **Birmingham-Hoover MSA has a population of 1,184,290**, with Jefferson and Shelby counties accounting for over 75% of the total.

A major financial center in the Southeast, Birmingham is home to the **headquarters of Regions Financial and Protective Life Corporation**, with PNC Bank also maintaining a significant presence. The financial activities sector employs approximately 44,000 people in the metro area.

The city is a regional healthcare powerhouse. **The University of Alabama at Birmingham (UAB) remains the largest employer in the region, with 28,000 employees and 1,207 hospital beds.** UAB has acquired St. Vincent's Health System, a move expected to further consolidate Birmingham's healthcare leadership. The education and health services sector **employs over 80,600 people as of May 2025.**

UAB also plays a critical role in education, with an enrollment of approximately **21,000 students**. Its annual economic impact in Alabama was reported at **\$12.1 billion in 2022**, and its influence continues to grow.

In terms of economic development, Birmingham saw **1,800 new multifamily housing units delivered in the past year, with 1,422 units currently under construction**, reflecting strong investor confidence. The business confidence index for the metro rose sharply to 60.6 in Q1 2025, the highest since 2021, signaling optimism in future economic conditions.

The unemployment rate in the Birmingham MSA stood at 2.6% as of May 2025, indicating a healthy labor market.

With its affordable tax climate, low cost of living, and charming Southern appeal, Birmingham continues to attract both residents and businesses. Expanding capital investment and job creation reflect growing confidence in the metro's economic future.

### 5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

**\$2.5 BILLION**  
INVESTED IN DOWNTOWN REVITALIZATION SINCE 2010

BIRMINGHAM RECOGNIZED AS A  
**TOP MID-SIZED METROS FOR BUSINESS CLIMATE**

ACCORDING TO BUSINESS FACILITIES

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT SAW  
**3.24 M TOTAL PASSENGERS**  
IN 2024

ALABAMA IS HOME TO THE  
**2ND LOWEST PROPERTY TAX BURDEN IN THE NATION**

**±10,000**

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM MSA'S COLLEGES/UNIVERSITIES

OVERALL COST OF LIVING IS  
**2.2% LOWER**  
THAN THE NATIONAL AVERAGE,  
ONE OF THE LOWEST AMONG SOUTHEAST METROS



# LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The cost of living in the Birmingham-Hoover MSA is notably lower than the national average, making it an attractive place to live and do business. Here's a breakdown of how it compares:

## Cost of Living in Birmingham MSA (2025)

**Overall Cost of Living:** 2.2% lower than the national average.

**Housing:** 17.2% lower than the national average

**Healthcare:** 21.3% lower

**Transportation:** 13.7% lower

**Food:** 9.6% lower

**Energy:** 7.0% lower

**Statewide Index:** Alabama's overall cost of living index is 88.0 (with 100 being the national average), placing it among the top 5 most affordable states in the U.S.



# VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing groundbreaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment**.

**2.2%**

LOWER THAN  
NATIONAL AVG FOR  
COST OF LIVING

**19,400**

NEW JOBS  
SINCE 2011

**\$3.9B**

CAPITAL INVESTMENTS  
SINCE 2011

# HEALTHCARE EPICENTER

Anchored by UAB, the healthcare industry in the **Birmingham metro drives the area economy and employs over 59,000 people**. Birmingham currently has the highest concentration of health care and technical jobs in any of the top 50 MSAs in the country. From groundbreaking research at the University of Alabama at Birmingham (UAB) and Southern Research to the Lakeshore Foundation's commitment to developing novel approaches and technologies for people with chronic health conditions and physical disabilities, there's no doubt that Birmingham's commitment to health care is strong. Health Care in Birmingham includes the largest health care cluster in Alabama. Birmingham houses a world class research base, highly skilled workforce and strengths in emerging fields including gene editing and gamma delta t cell immunotherapy.



**GRANDVIEW**  
MEDICAL CENTER

## Grandview Medical Center:

\$280M, 372 bed facility completed in the fall of 2015



## UAB St. Vincent's:

5,100 employees / 409 beds / \$266M in community benefit and care of persons living in poverty in 2016



Children's  
of Alabama®

## Children's of Alabama:

5,000 Employees / \$400M – 760K SF facility / 3rd largest pediatric facility in the country



## Baptist Health Systems:

Largest healthcare network in AL / 77 outpatient offices / 1,300 doctors / 5,000 employees

**1600+**

ACTIVE CLINICAL  
RESEARCH TRIALS

**75+**

HEALTH CARE  
COMPANIES

**59,000**

HEALTH CARE  
WORKERS EMPLOYED  
IN BIRMINGHAM



# UAB - ECONOMIC DRIVER

**The University of Alabama at Birmingham (UAB)** is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

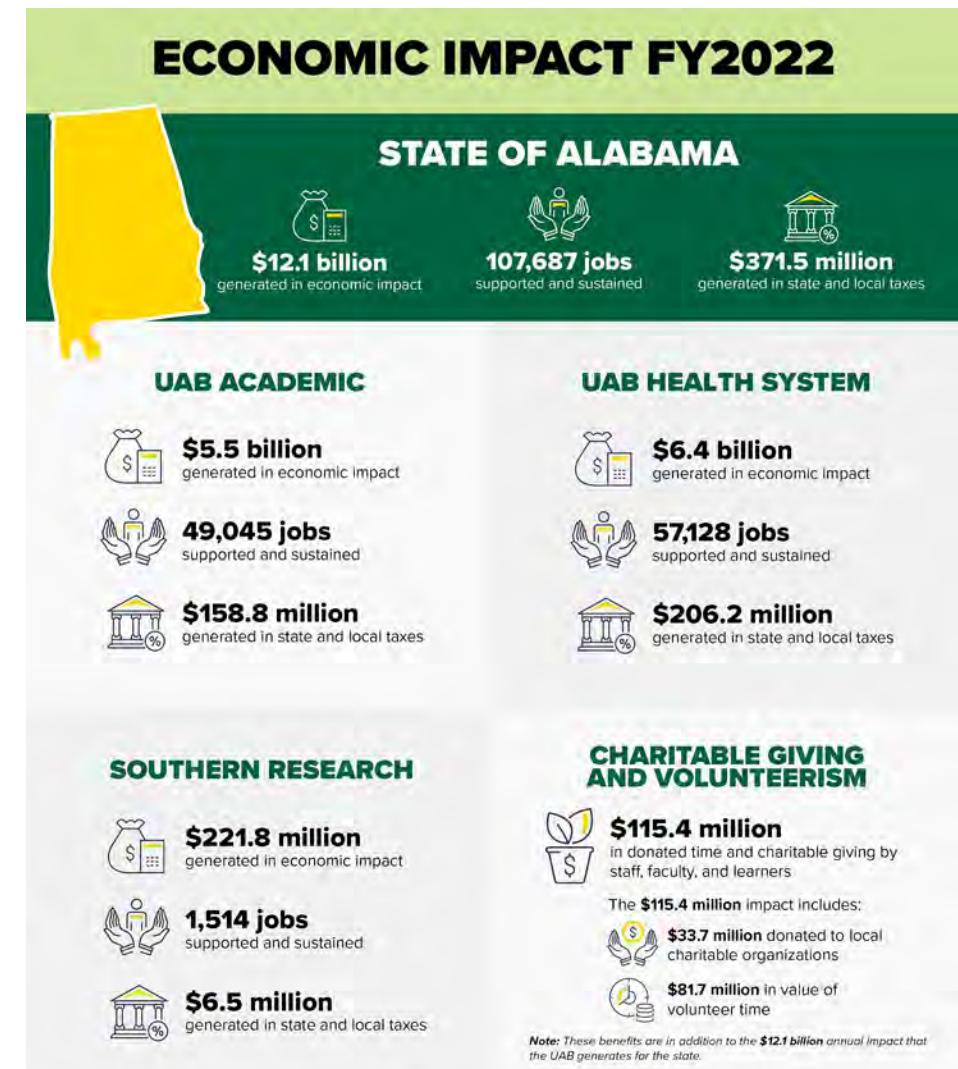
UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and generated \$206.2 million in state and local taxes.

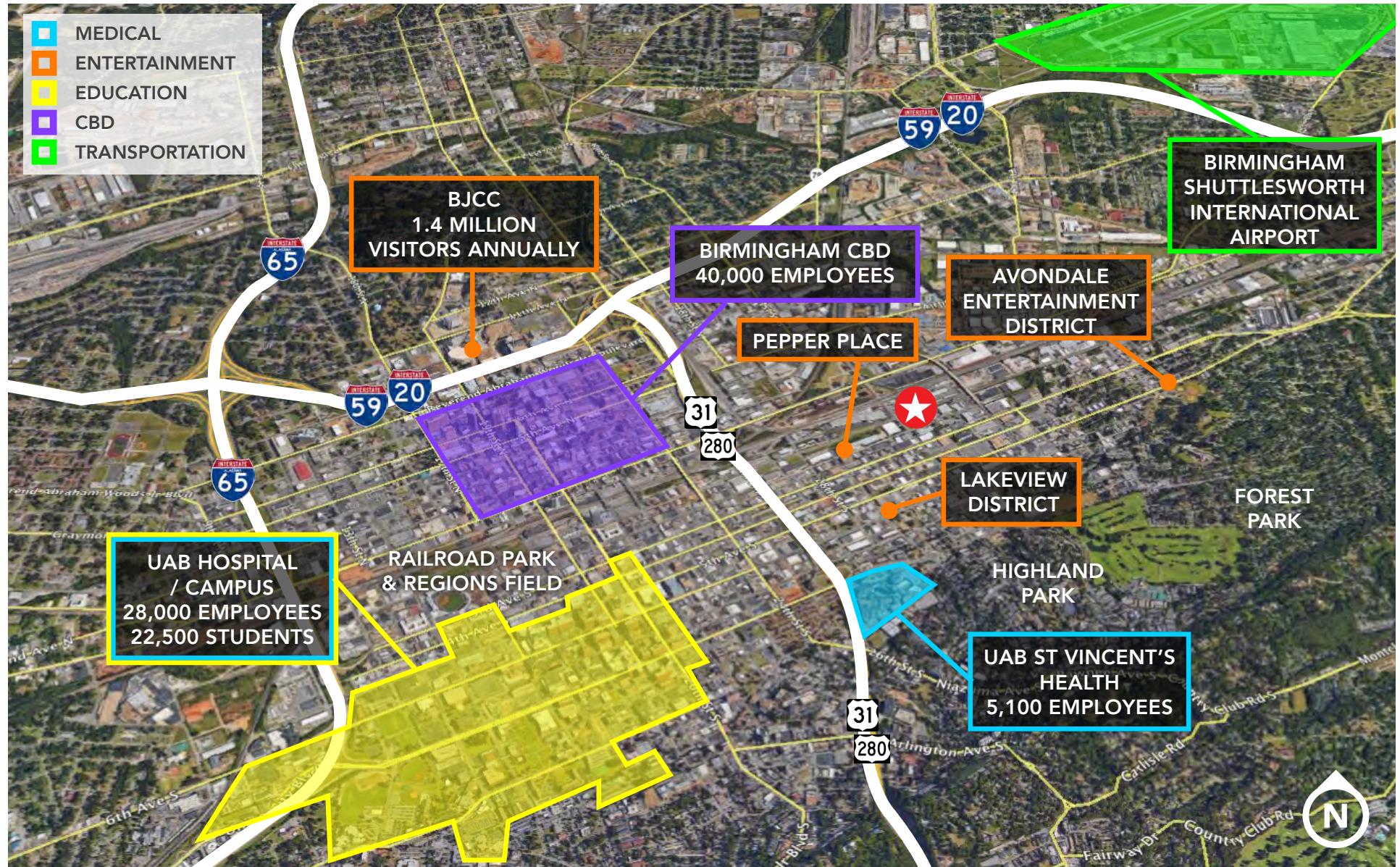


THE UNIVERSITY OF  
ALABAMA AT BIRMINGHAM



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## PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



## LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



## DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



## INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



## STARBUCKS

## RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



## MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



**HARBERT**  
REALTY SERVICES



**HARVEST**  
apartment management

**HARBERT**  
MULTIFAMILY ADVISORS

## NEARLY 42 YEARS OF SERVICE

as one of the leading full service commercial real estate firms in the Southeast

**OVER  
\$1.1 BILLION**  
in transaction volume  
over the last 5 years

**LEASE & MANAGE  
±5,100,000 SF**  
across the Southeast and  
Central Florida

**DIVERSIFIED  
COMPANY**  
Office, Retail, Multifamily,  
Industrial and Medical

Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.



THEODORE

3211

## DEAN NIX

Senior Vice President

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