



VIEW THE
DRONE VIDEO



H A R B E R T
REALTY SERVICES

AVAILABLE FOR SALE OR LEASE

3211 2nd Ave South, Birmingham, AL 35222

THE THEODORE

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THE THEODORE

EXECUTIVE SUMMARY

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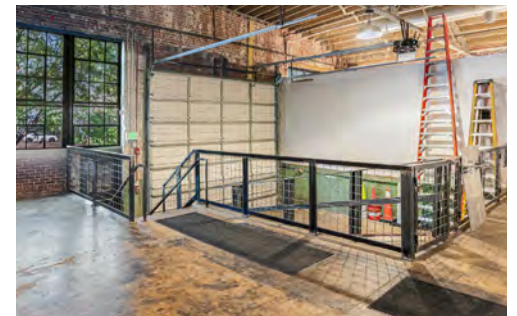
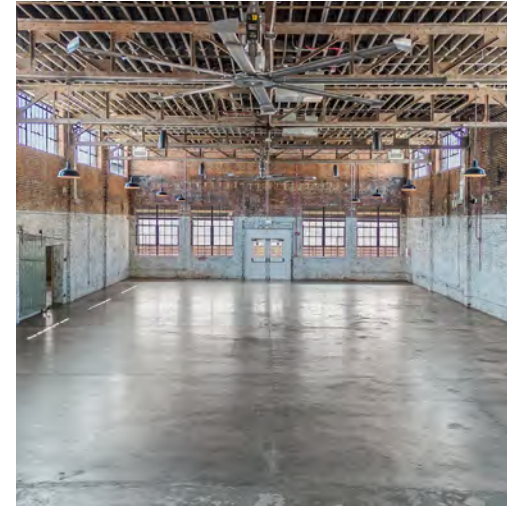
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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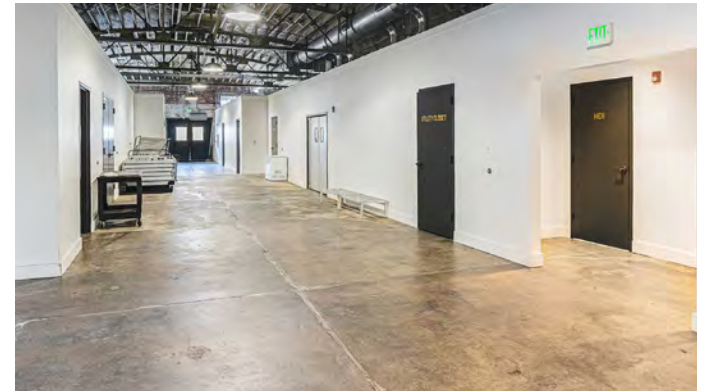
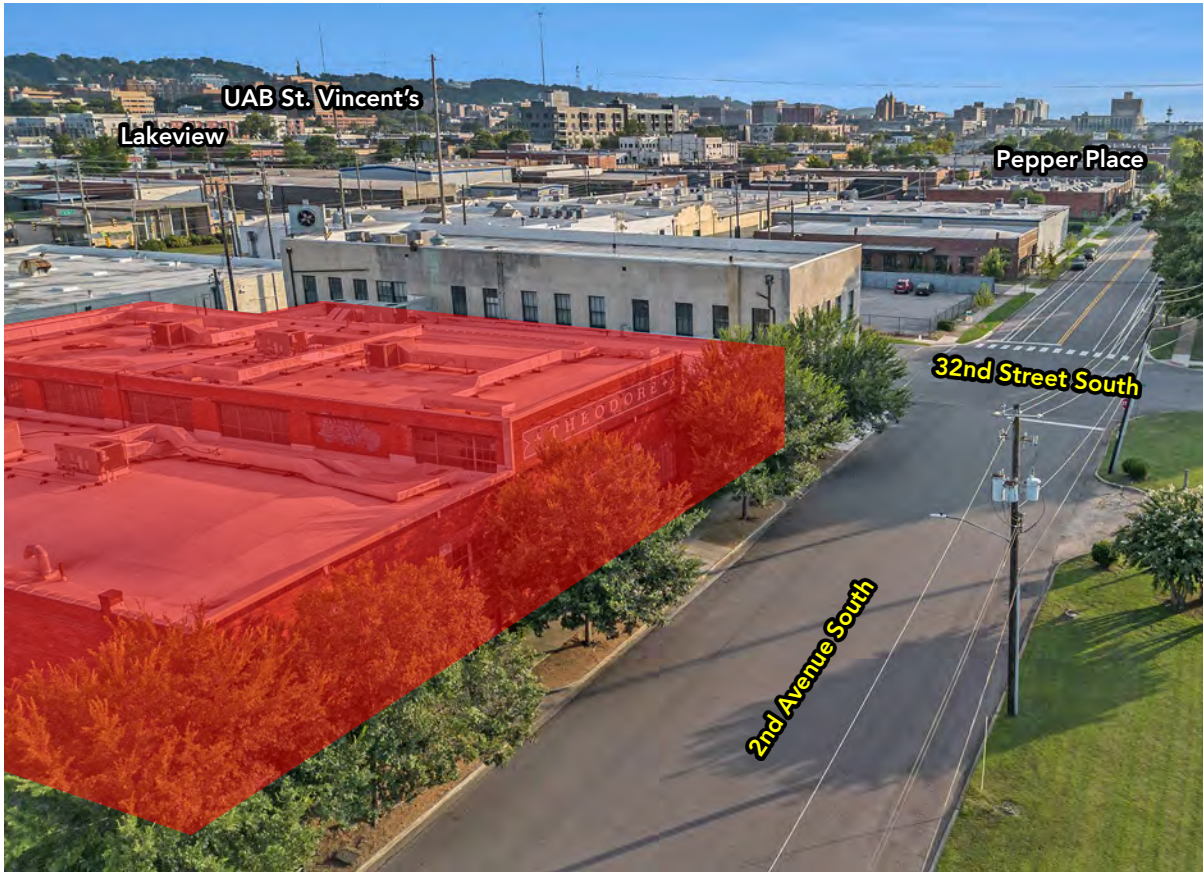


FULLY REFURBISHED HISTORIC REDEVELOPMENT

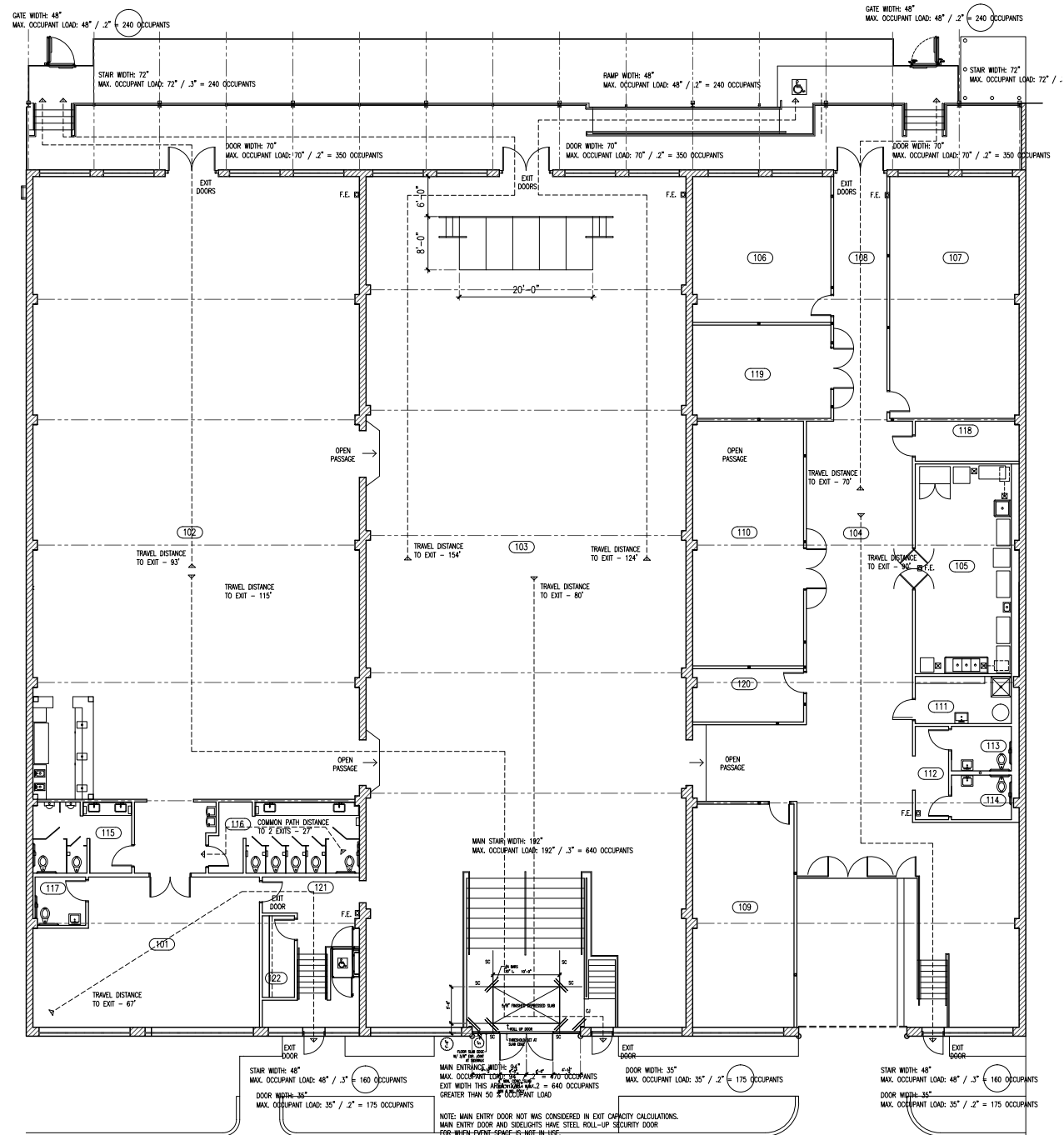
- 19,500 SF building plus 3,000 SF porch and courtyard
- Built in 1929 and Completely refurbished in 2018 as an event venue: new roof, new HVAC, new restrooms, catering kitchen, "Big Ass Fans®", sprinklered warehouse
- Covered, dock-high loading with roll-up door
- Galvanized standing seam metal roof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



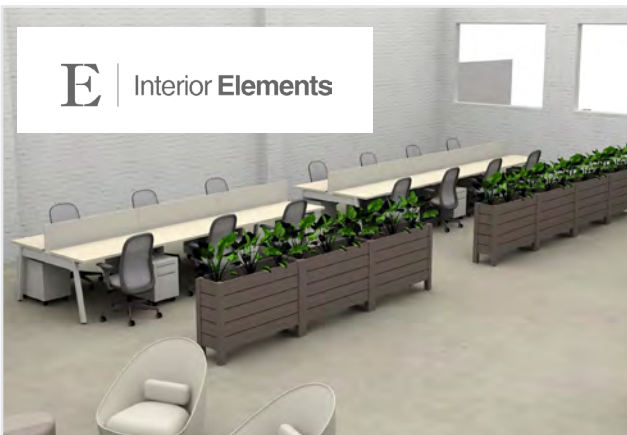
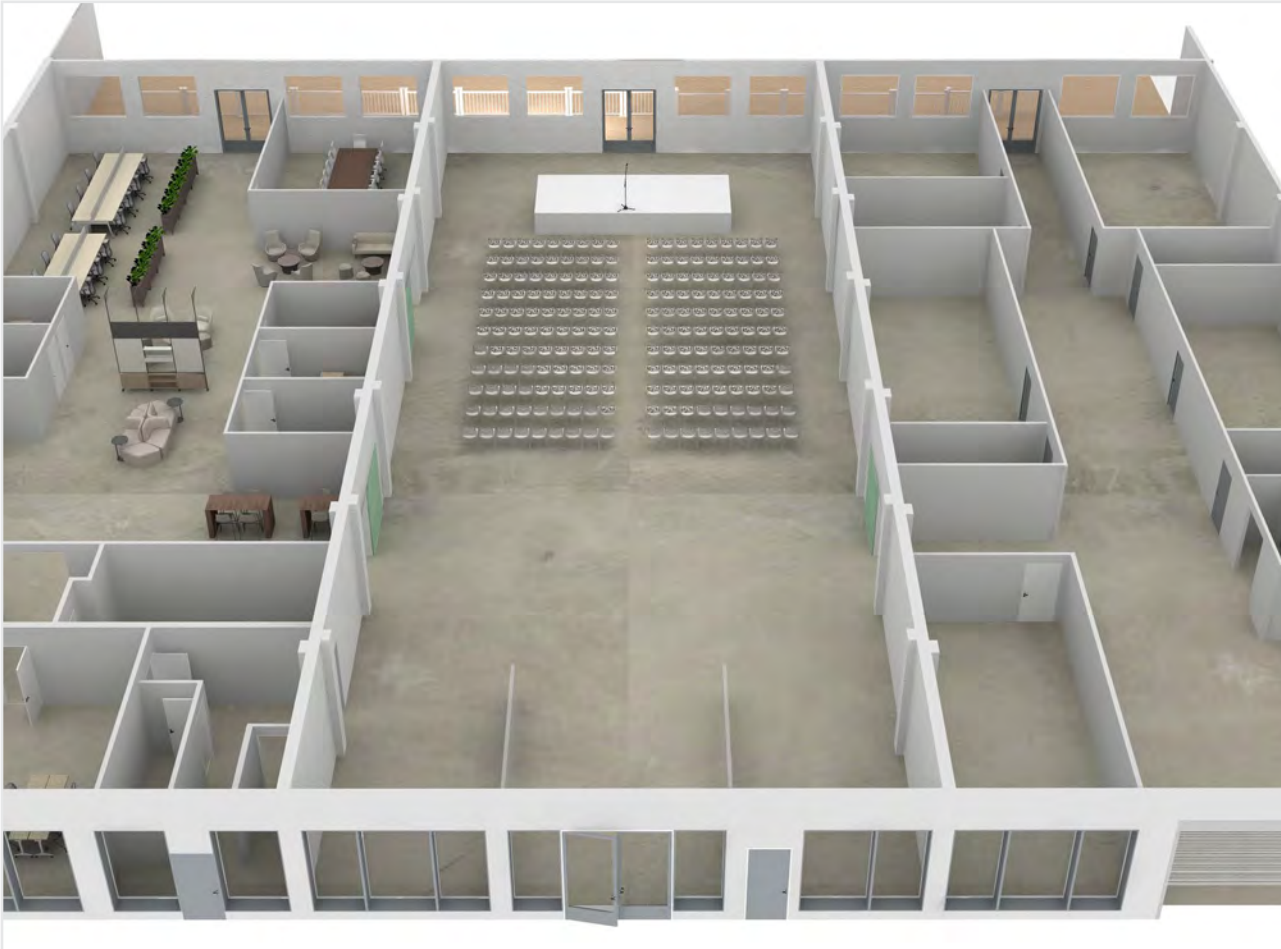
PROPERTY PHOTOS



FLOOR PLAN

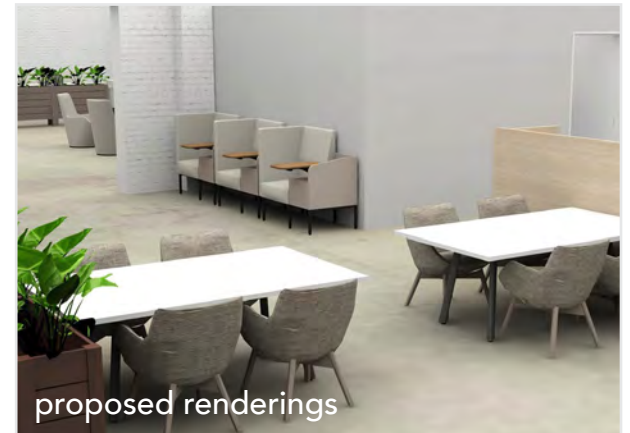
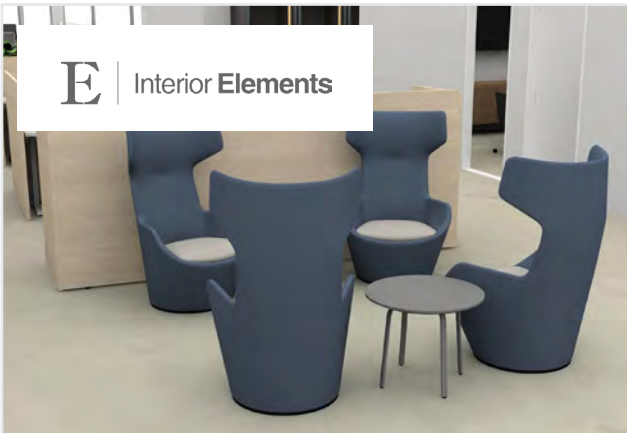


POTENTIAL SPACE USES - OPTION 1



proposed renderings

POTENTIAL SPACE USES - OPTION 2



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

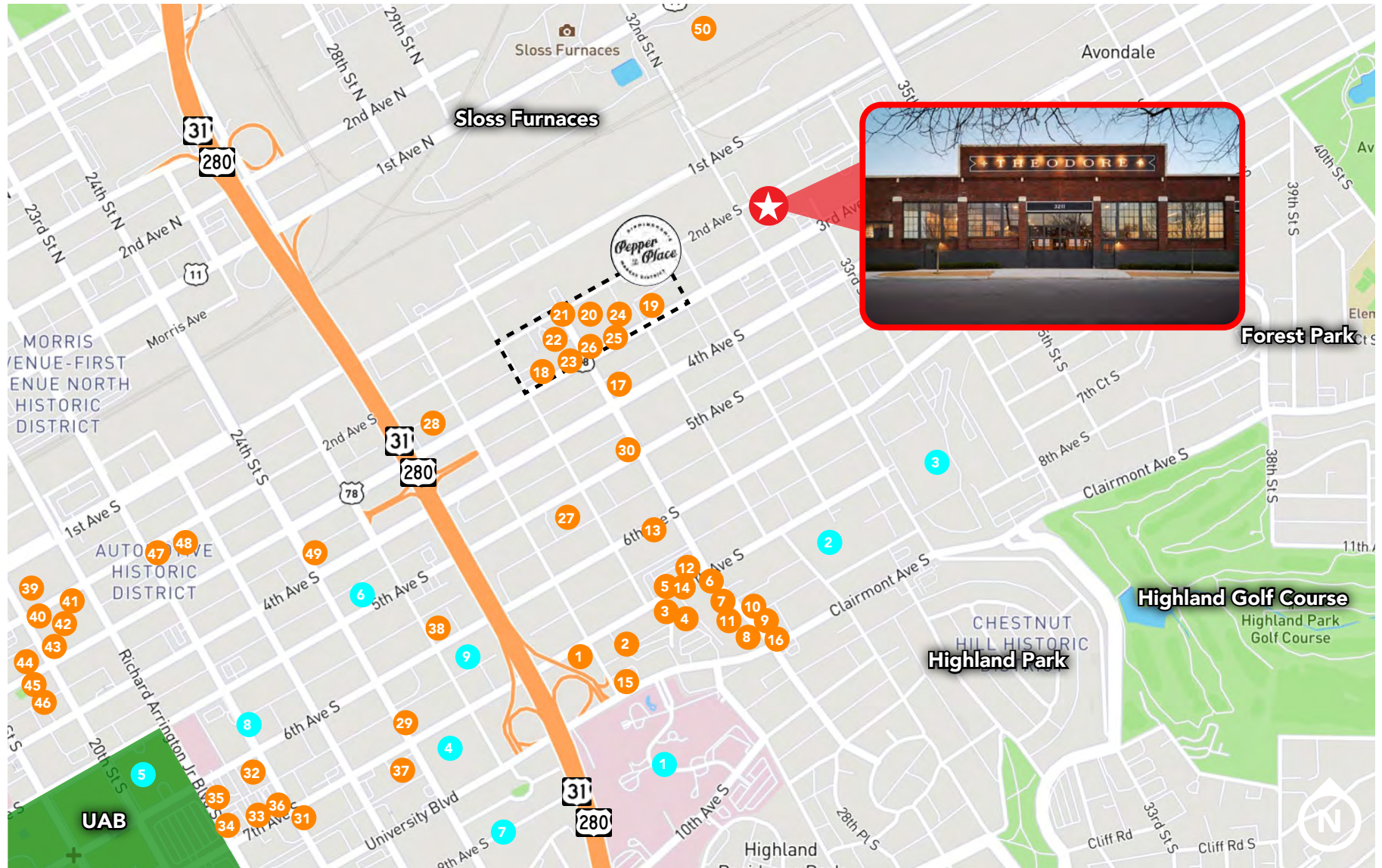
DAYTIME POPULATION			HOUSEHOLD INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
38,435	113,476	160,807	\$106,691	\$123,389	\$118,389

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

41. Milo's
42. CAVA
43. Outback Steakhouse
44. Publix
45. Chipotle
46. Starbucks
47. Gus's Chicken
48. Wasabi Juan's
49. Cook Out
50. Back Forty

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

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

ACCORDING TO BUSINESS FACILITIES

±10,000

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

\$2.5 BILLION

INVESTED IN DOWNTOWN
REVITALIZATION SINCE 2010

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

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 ground-breaking 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:

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

UAB THE UNIVERSITY OF ALABAMA AT BIRMINGHAM



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ECONOMIC IMPACT FY2022

STATE OF ALABAMA



\$12.1 billion
generated in economic impact



107,687 jobs
supported and sustained



\$371.5 million
generated in state and local taxes

UAB ACADEMIC



\$5.5 billion
generated in economic impact



49,045 jobs
supported and sustained



\$158.8 million
generated in state and local taxes

UAB HEALTH SYSTEM



\$6.4 billion
generated in economic impact



57,128 jobs
supported and sustained



\$206.2 million
generated in state and local taxes

SOUTHERN RESEARCH



\$221.8 million
generated in economic impact



1,514 jobs
supported and sustained



\$6.5 million
generated in state and local taxes

CHARITABLE GIVING AND VOLUNTEERISM



\$115.4 million
in donated time and charitable giving by staff, faculty, and learners

The **\$115.4 million** impact includes:



\$33.7 million donated to local charitable organizations



\$81.7 million in value of volunteer time

Note: These benefits are in addition to the \$12.1 billion annual impact that the UAB generates for the state.

\$12.1B

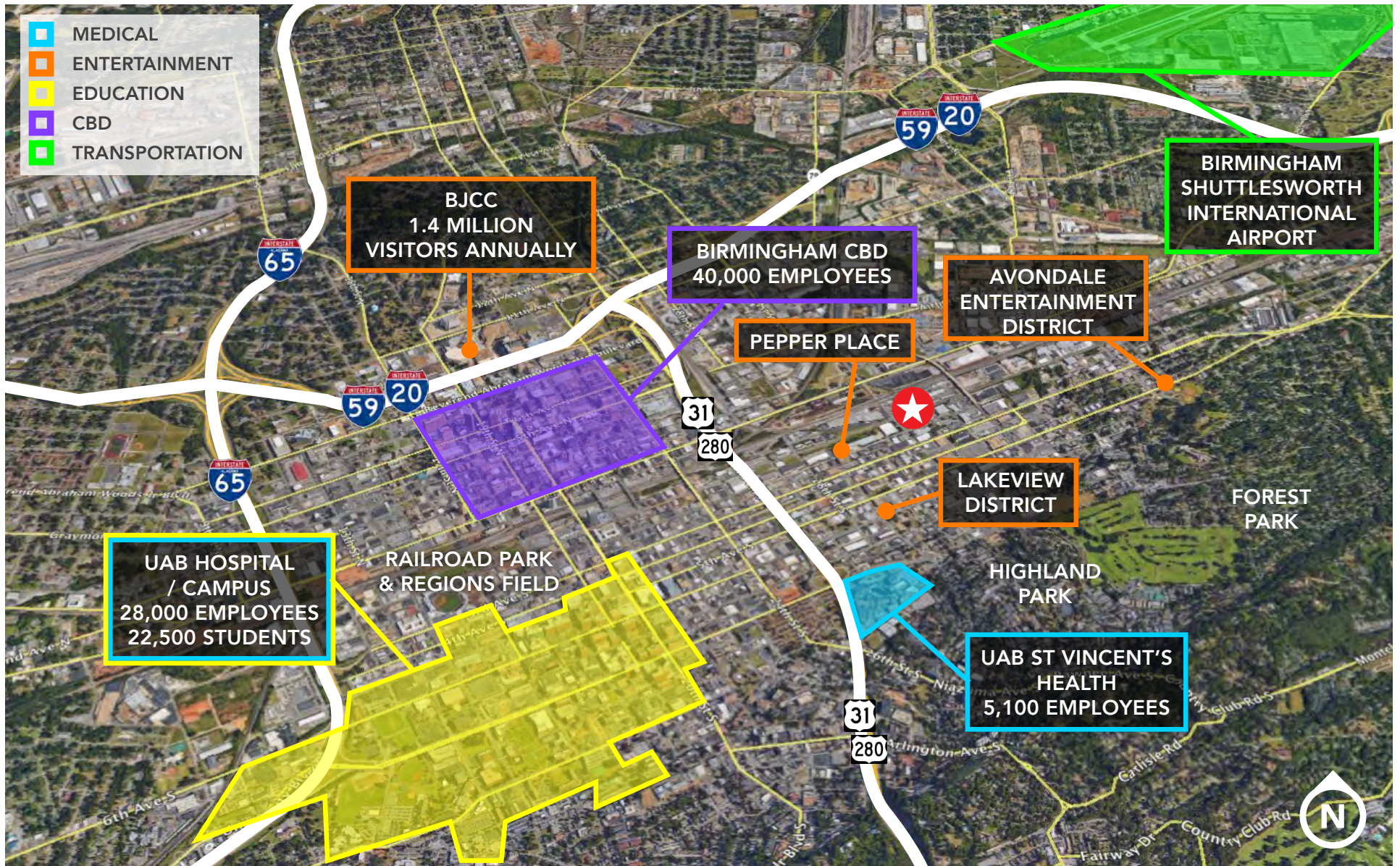
ECONOMIC IMPACT
IN ALABAMA

21,000

STUDENTS
ENROLLED IN 2024

28,000

DIRECT EMPLOYEES
1/20 JOBS IN AL
SUPPORTED





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.



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



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.

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*



> ✦ THEODORE

3211

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