



## FORMER BANK BRANCH FOR LEASE

8433 1st Avenue, Leeds AL, 35094

Second Generation Bank Branch  
Space For Lease in the Heart of  
Downtown Leeds



### LEASE RATE:

\$15/sf NNN



### SIZE:

7,050 SF (1,446 SF Upstairs Storage)  
0.79 Acres



### DETAILS:

- Drive Thru Lanes: 4
- 3 points of ingress/egress
- Zoning: B-2
- Year Built: 1971
- Construction: Brick on Concrete Slabs with a Flat Roof, Forced Air with Gas Heat, HVAC Cooling, Fluorescent and incandescent lighting.



### PARKING SPACES:

38 Surface Spaces



**HARBERT**  
REALTY SERVICES

CASEY HOWARD

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

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



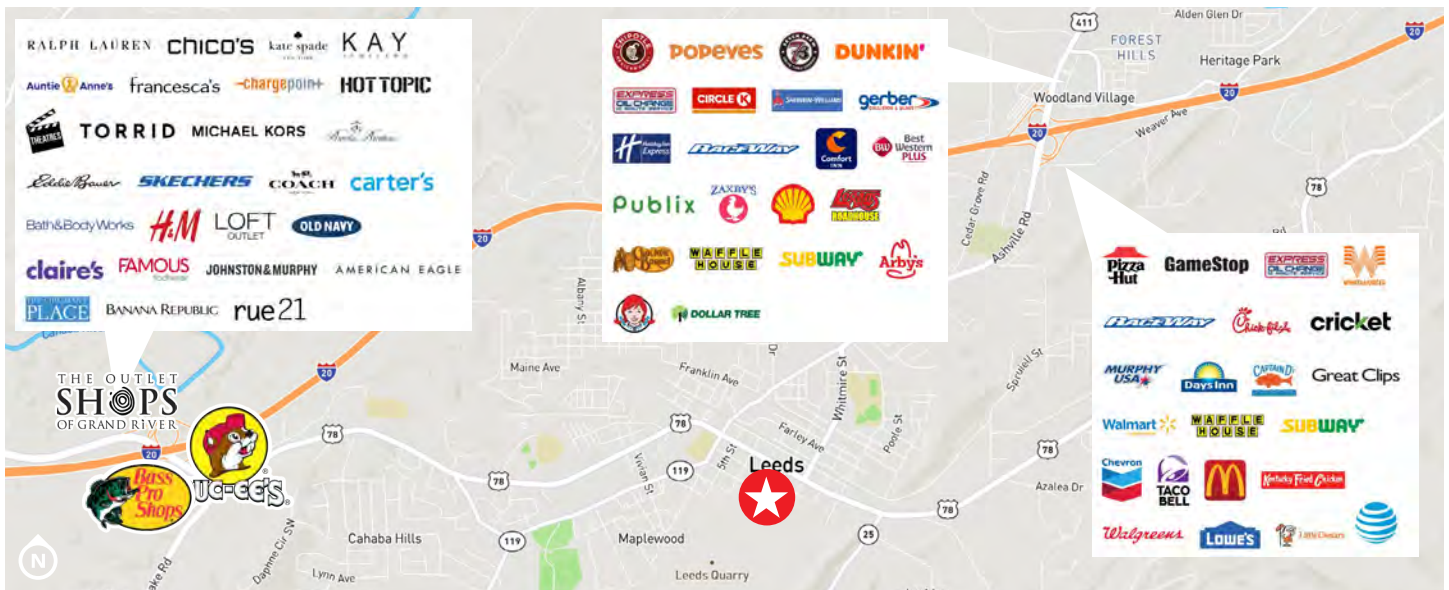
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POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	3,395	13,810	26,477
EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	1,695	28,627	84,442
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg Household Income	\$83,788	\$96,733	\$103,137

Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,573 and 5,796 households. Notable locations in Leeds include Buc-ee's, The Outlet Shops of Grand River, Bass Pro Shops, and Barber Motorsports. Leeds is now one of the top suburbs for young professionals.



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