

# FIX PLAY LOFTS

2300 1st Ave N, Birmingham, AL 35203

MIXED USE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Fix Play Lofts is a historic redevelopment that includes 27 residential units and ground floor commercial space. 2nd Generation Bar available for lease at a high traffic and highly visible corner in Downtown Birmingham. Heart of the loft district.

## PROPERTY HIGHLIGHTS

- 2nd Generation Bar and office space available.
- Outstanding location between Morris Ave and 2nd Ave North
- High foot traffic in a very walkable location.



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Number of Units:	3
Available SF:	2,216 - 3,704 SF
Lot Size:	22,381 SF
Building Size:	51,800 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,727	17,877	34,306
Total Population	7,243	37,104	73,958
Average HH Income	\$55,245	\$68,025	\$81,667

## JOHN TALLY

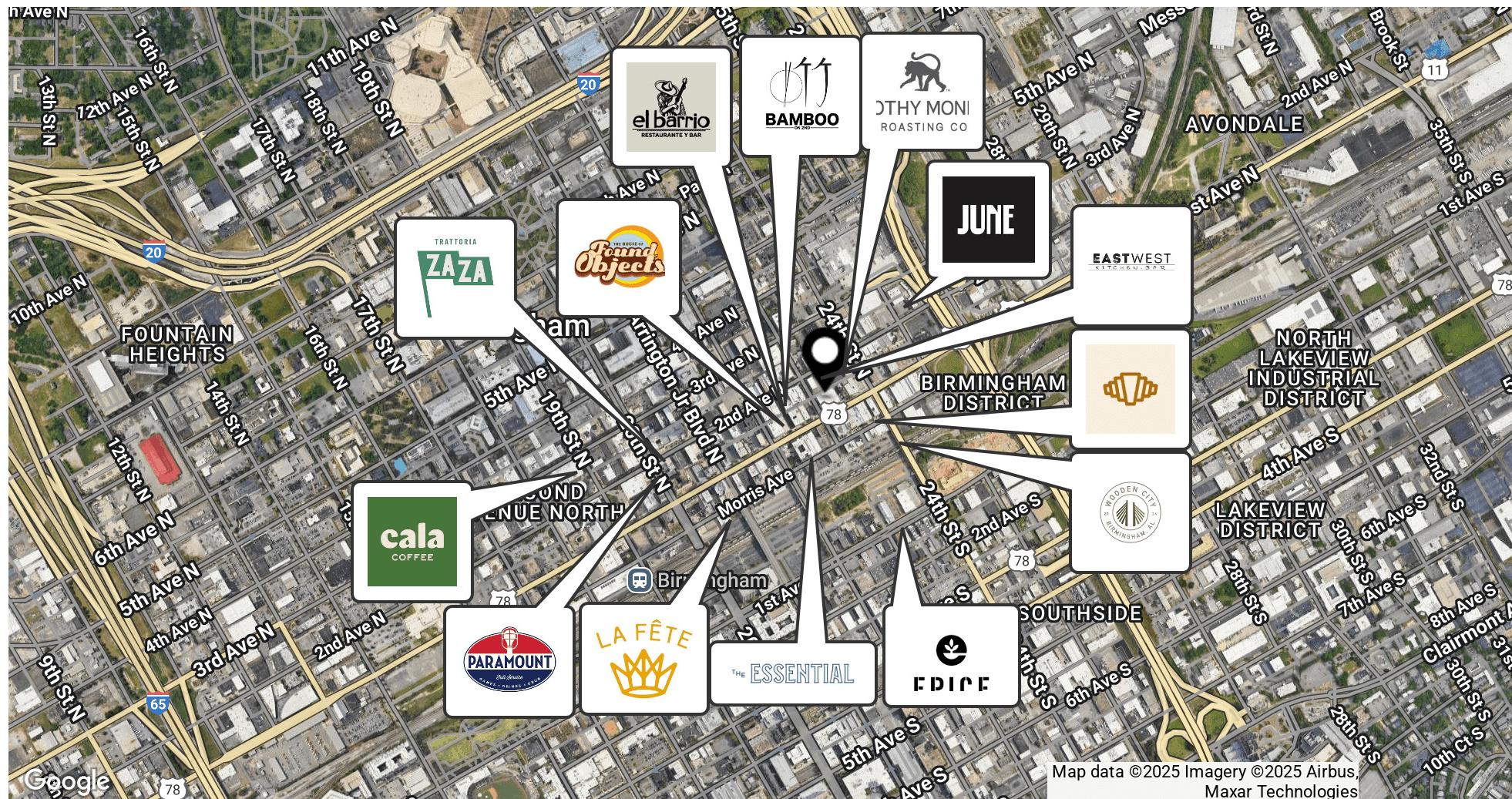
Principal and Qualifying Broker  
205.757.0237  
John@tallybhm.com

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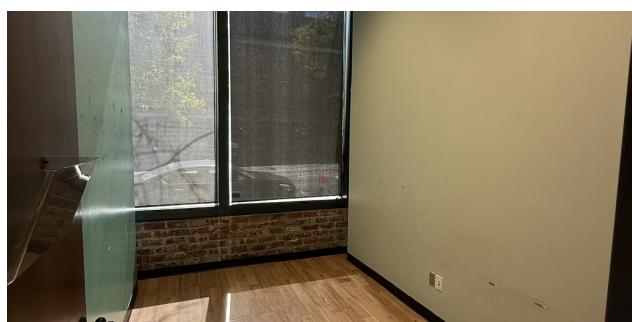
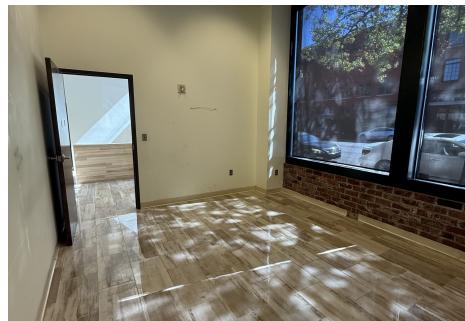
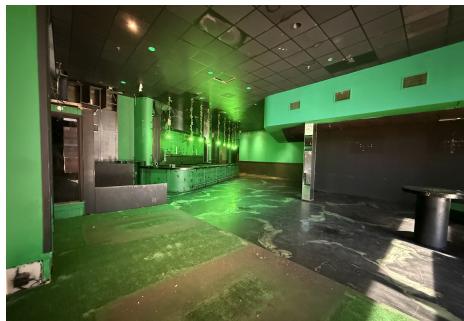
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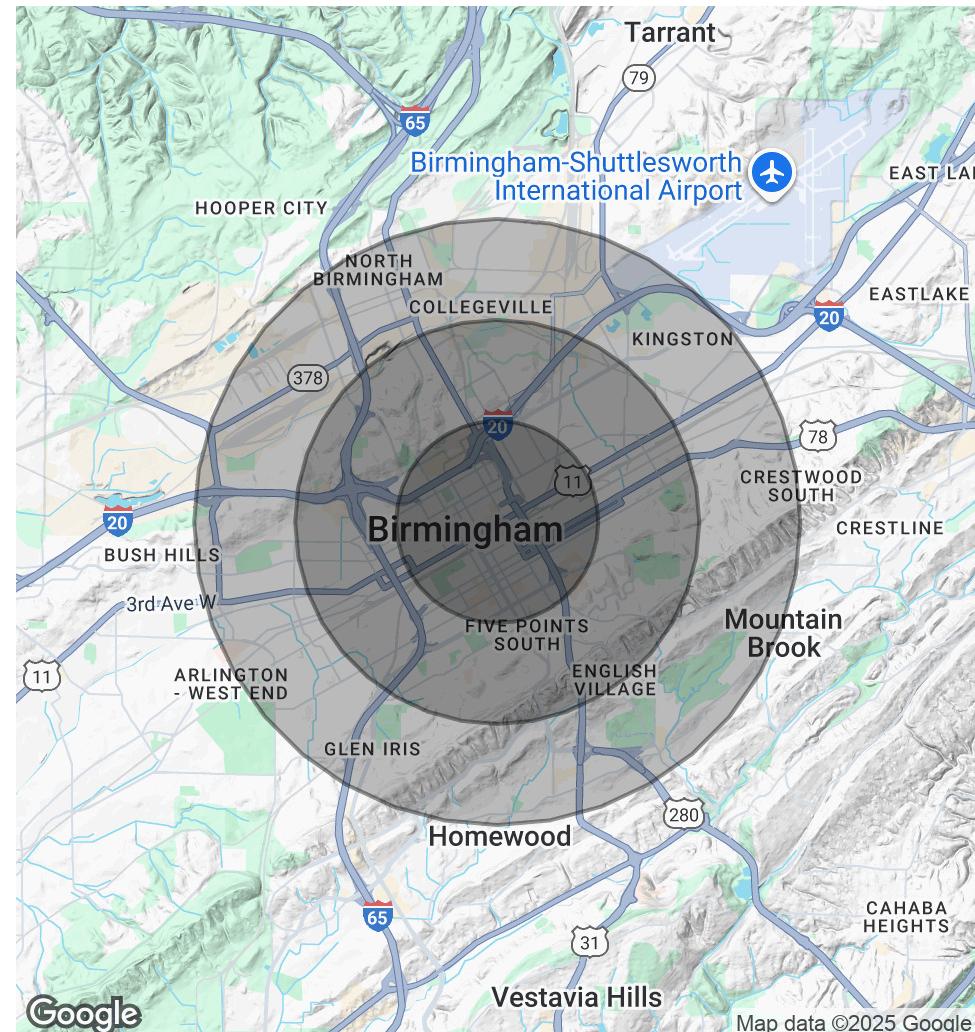
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,243	37,104	73,958
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,727	17,877	34,306
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$55,245	\$68,025	\$81,667
Average House Value	\$303,512	\$326,932	\$376,588

*Demographics data derived from AlphaMap*



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