



OFFICE+RETAIL SPACE FOR LEASE

Heart of the UAB campus
\$2,500/mo

HIGHLIGHTS

- Historic home conversion
- Prime office or retail space on the southside of Birmingham with quick access to I-65
- One (1) block from UAB Highlands Hospital and the Alys Stephens Center
- Walking distance to multiple retailers and restaurants
- Circular vehicular access
- Rear parking lot

1161-A 11th Ave S Birmingham, AL 35205

Year Built	1920
Unit Size	3,000 SF
Land Area	0.29 acres
Rent	\$2,500/mo
Lease Type	Full-Service
Lease Term	Min. 1 year



Marc Perlman

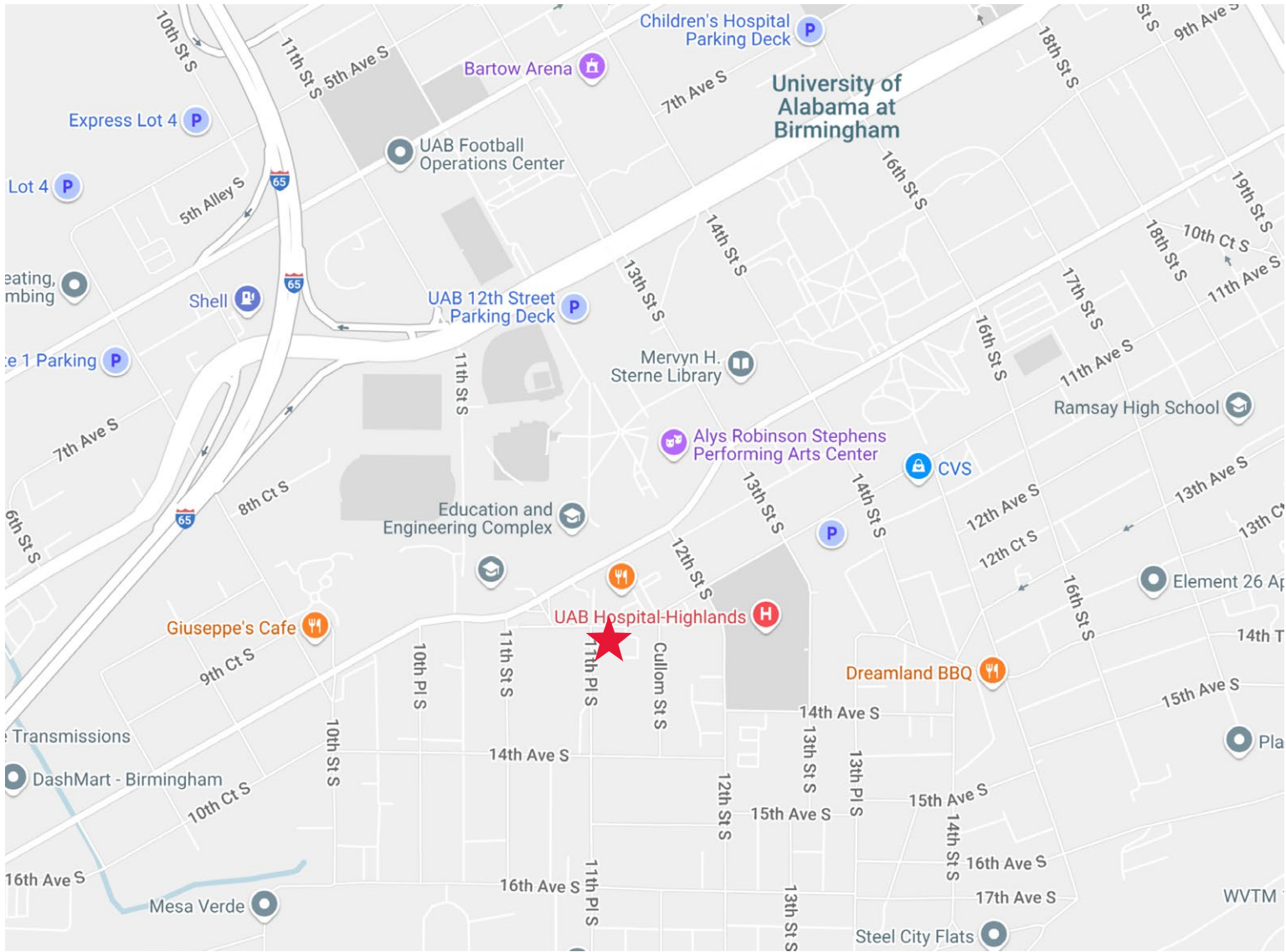
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DEMOGRAPHICS BY DISTANCE

	.5mi	1mi	3mi
Population	6k	15k	84k
Average Age	29	31	39
Average HHI	\$65k	\$66k	\$91k



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