

3029 3RD AVE SOUTH

3029 3rd Ave S, Birmingham, AL 35233

FLEX PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Outstanding location and visibility in Lakeview adjacent to Pepper Place. Property could be suitable for multiple uses including showroom, office warehouse, creative office, studio space, fitness, or gallery. Could also be converted to entertainment or food and beverage.

PROPERTY HIGHLIGHTS

- Built in 1953 - Zoned M-1
- 3 grade level doors
- 10' - 15' clear - fully heated and cooled except mezzanine area.
- Approximately 3,000 SF of office.
- 3 phase power

John@tallybhm.com
205.757.0237
Principal and Qualifying Broker
JOHN TALLY

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$2,500,000 |
| Lease Rate: | \$10.00 SF/yr (NNN) |
| Available SF: | 14,000 SF |
| Lot Size: | 14,000 SF |
| Building Size: | 14,000 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,585 | 16,801 | 33,268 |
| Total Population | 9,213 | 35,490 | 72,174 |
| Average HH Income | \$74,934 | \$78,446 | \$97,630 |

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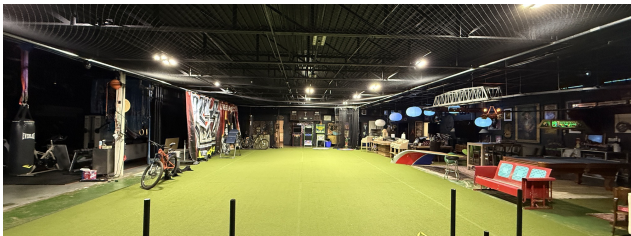
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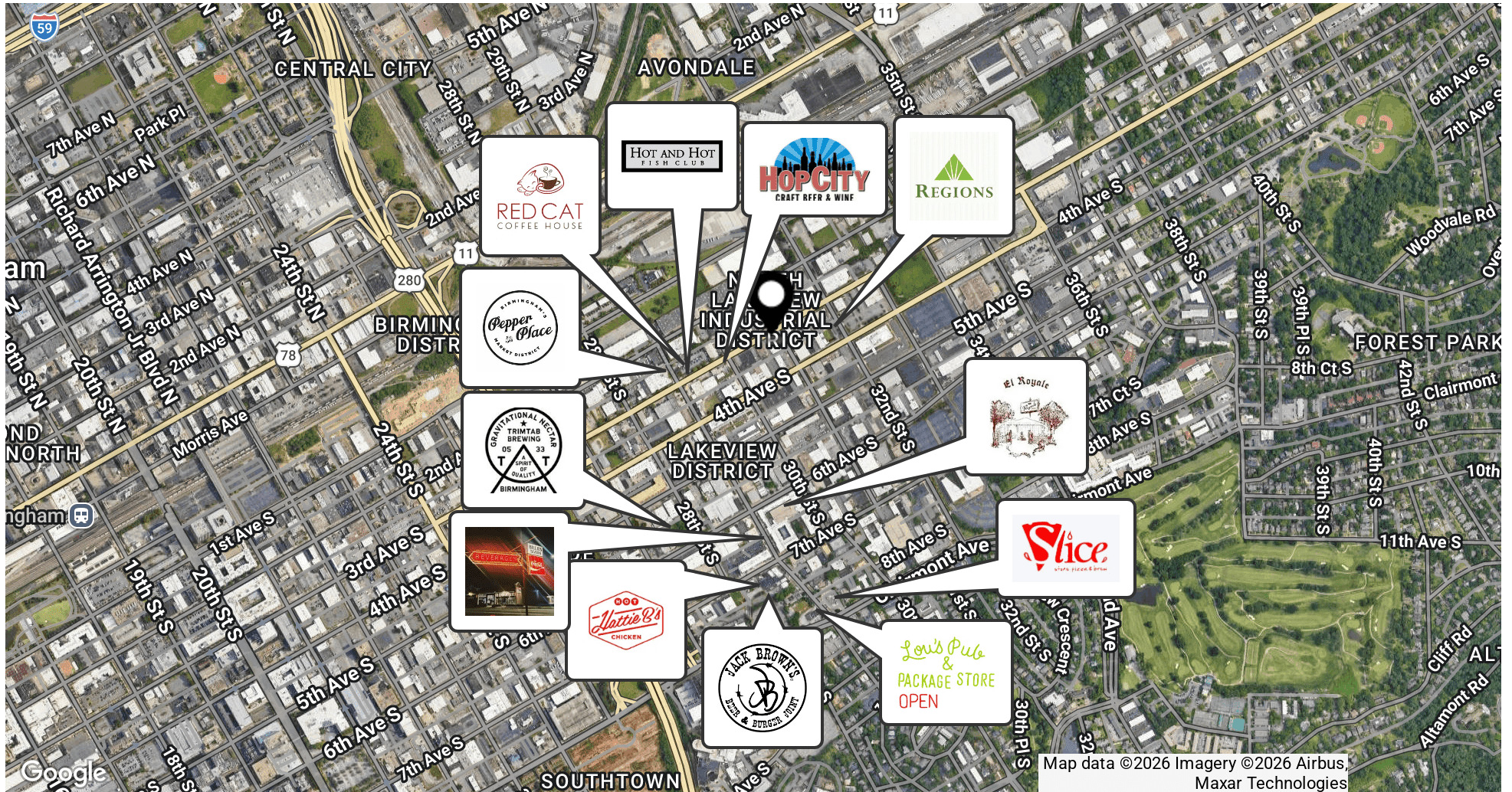
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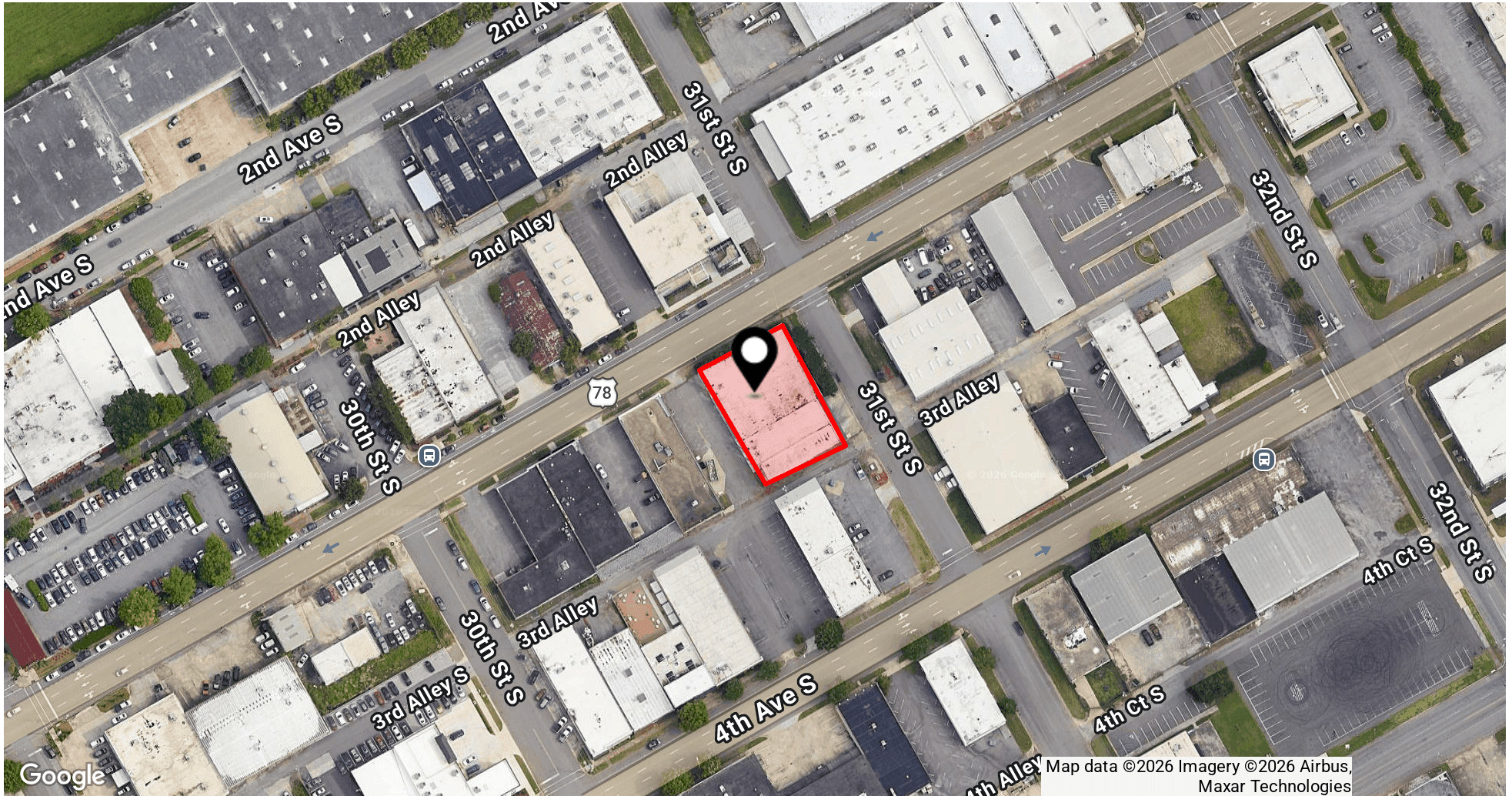
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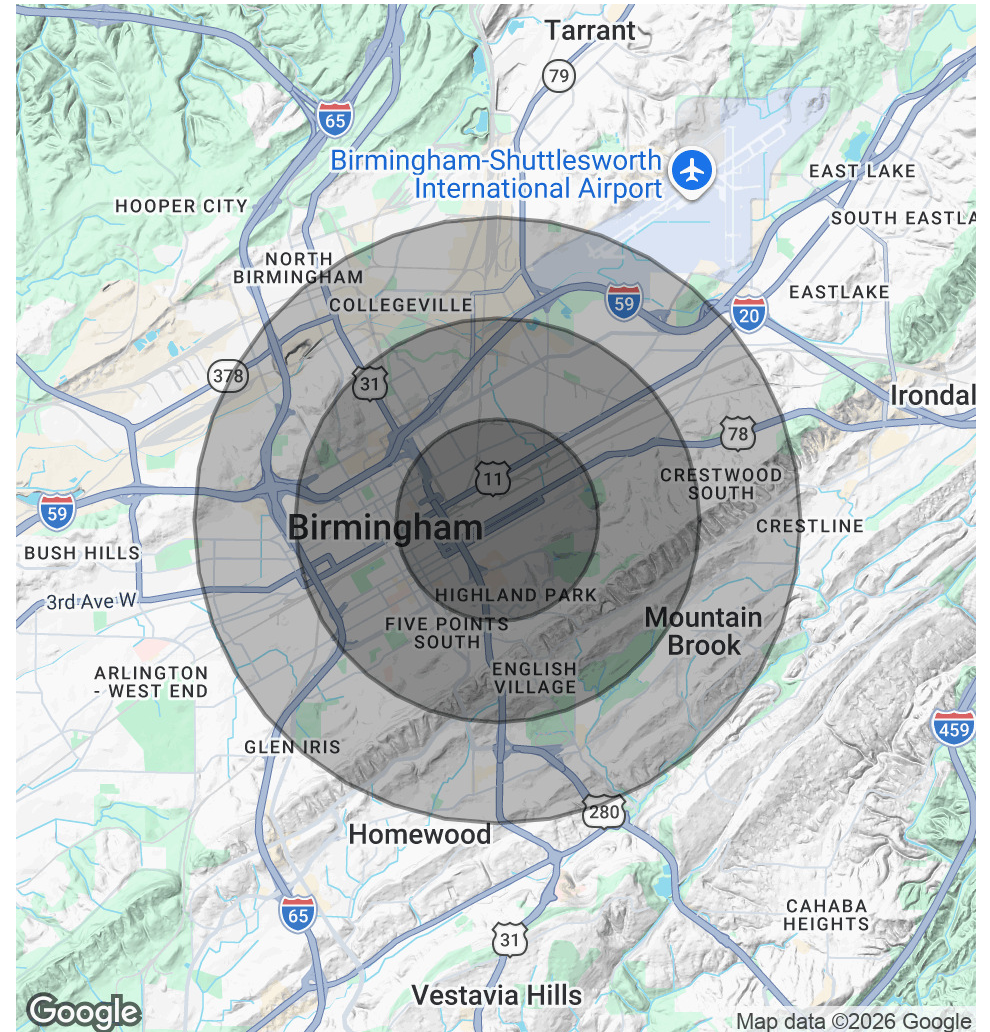
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,213 | 35,490 | 72,174 |
| Average Age | 40 | 38 | 38 |
| Average Age (Male) | 39 | 37 | 38 |
| Average Age (Female) | 41 | 39 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,585 | 16,801 | 33,268 |
| # of Persons per HH | 1.6 | 2.1 | 2.2 |
| Average HH Income | \$74,934 | \$78,446 | \$97,630 |
| Average House Value | \$433,539 | \$393,099 | \$448,590 |

Demographics data derived from AlphaMap



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