

300 24th Street South

Birmingham, Alabama 35233

FOR SALE or LEASE



High-Visibility
Corner Lot
Minutes from
UAB and
Downtown

Robert Crook
President
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IRON VEST
PARTNERS

Property Highlights

- **Flexible Zoning:** M-1 allows for a wide range of uses, providing long-term value in a thriving growth corridor
- **Prime Visibility:** Positioned at a busy corner with traffic counts of:
 - » 8,074 cars/day on 3rd Avenue South
 - » 9,171 cars/day on 24th Street South
- **Ideal for Development:** Prime location for a restaurant, bar, coffee shop, or a small business HQ looking for excellent exposure and central access
- **Strategic Proximity:** Three blocks from UAB, two blocks from the popular Rotary Trail, one block from Red Mountain Expressway, and directly across from Cookout, a high-traffic QSR
- **Dual Access:** Ingress/Egress via both 3rd Avenue South and 24th Street South

Sales Price: \$550,000

Lease Rate: \$4,500/Month, NNN



Specifications

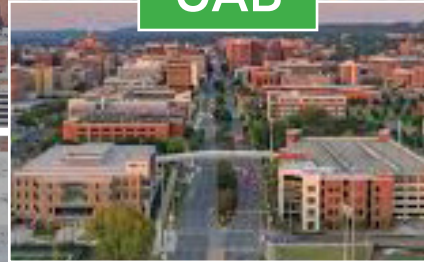
Address	300 24th Street South Birmingham AL 35233
Property Type	Flex Retail/Industrial
Lot Size	10,000 SF (.23 Acres)
Zoning	M-1 (Light Industrial)
Building Status	No Existing Structure (Cleared Site)
Ingress/Egress	Dual Access via 3rd Ave. S. and 24th Street S.

Location Highlights



Children's
of Alabama®

UAB



THE KIRKLIN
CLINIC OF UAB

20

MID
TOWN

ADVENTIR®
at Station 121



Publix



SYNOVUS®

OUTBACK
STEAKHOUSE®

Great Clips®

SPRINGHILL
SUITES®
BY MARRIOTT



UAB

22nd Street South

23rd Street South

24th Street South

25th Street North

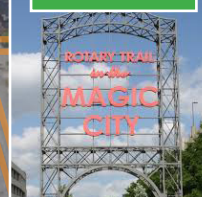
GMC

Goodwyn Mills Cawood

FOUNDERS
ADVISORS

COOK
OUT
FRESH HAMBURGERS.

ROTARY
TRAIL



Red Mountain Expressway

6th Avenue South

5th Avenue South

4th Avenue South

3rd Avenue South

2nd Avenue South



MOOYAH
BURGERS • FRIES • SHAKES



Newk's
BATTERY

SMOOTHIE
KING

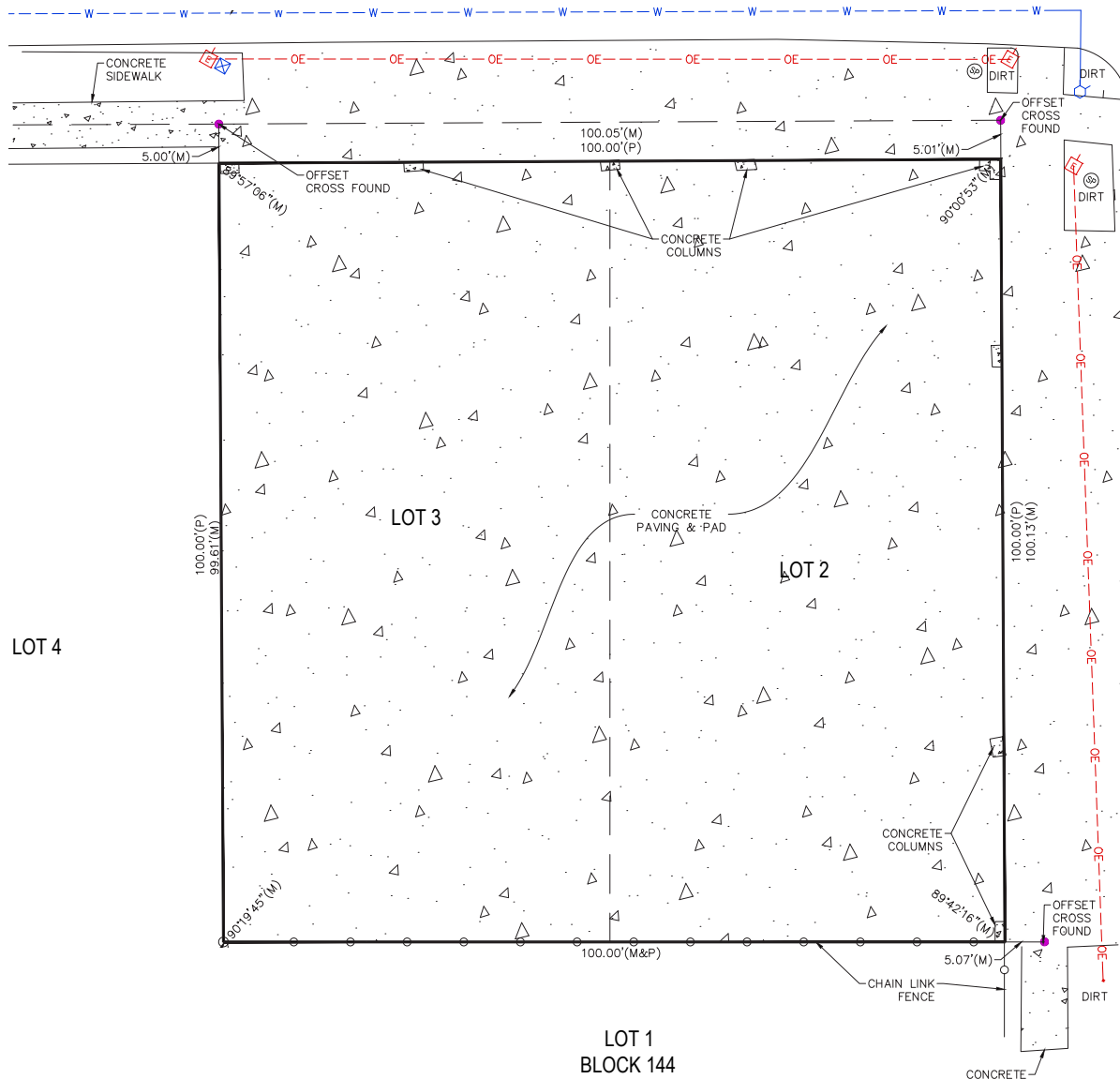
WORKPLAY



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3RD AVENUE SOUTH (80' ROW)



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Contact Us:

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Information deemed reliable but not guaranteed.