

SIGNAGE OPPORTUNITY



CLASS A MIXED-USE MEDICAL/RETAIL/SERVICE

2714 20th Street South, Homewood, AL 35209

PRIME US-31 VISIBILITY

Boutique healthcare opportunity in the heart of the Midtown/Downtown Homewood Submarket



ASKING RATE:

Call For Rate



AVAILABILITY:

Ground floor retail/medical
±2,446 - 4,892

2nd floor medical office

±4,107 - 8,213 SF

3rd Floor - Leased to Vitalogy



PROPERTY HIGHLIGHTS:

- Highly visible building signage (38,753 AADT on US-31)
- Potential for dedicated elevator lobby/premier arrival experience
- 3:1000 landlord-controlled spaces + 67 public spaces within 3 a minute walk
- Service road access provides safe ingress/egress while maintaining visibility



HARBERT
REALTY SERVICES

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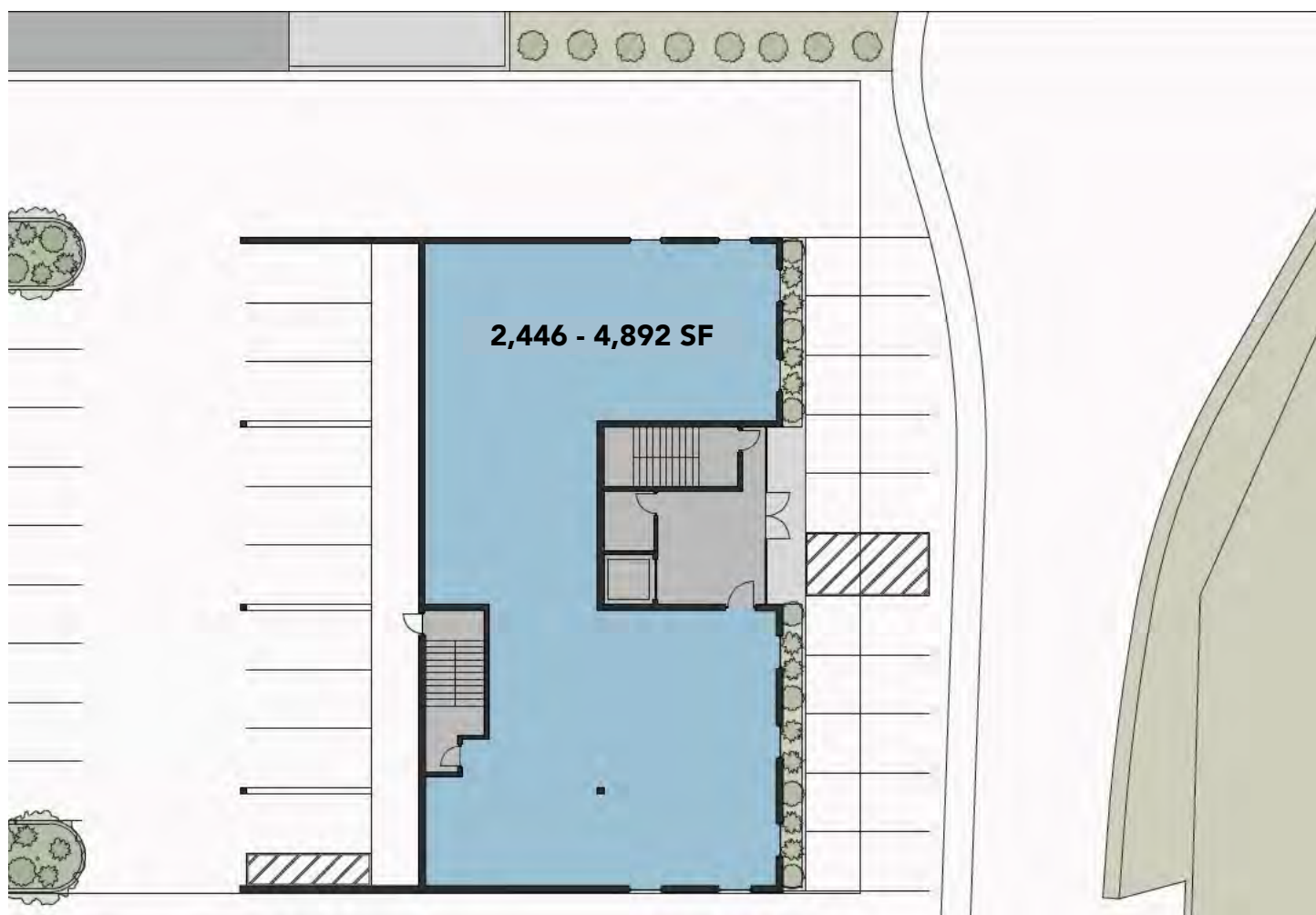
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For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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FIRST FLOOR



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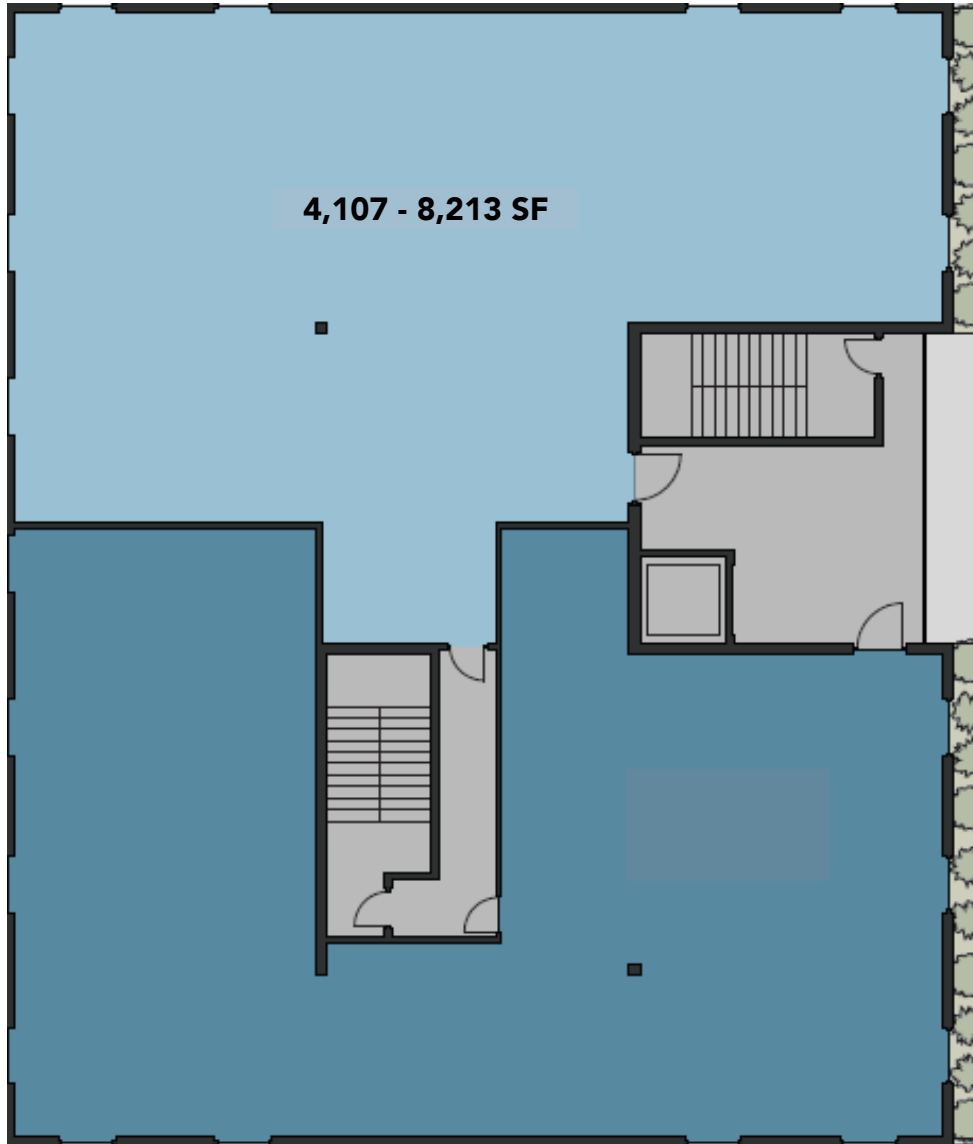
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SECOND FLOOR



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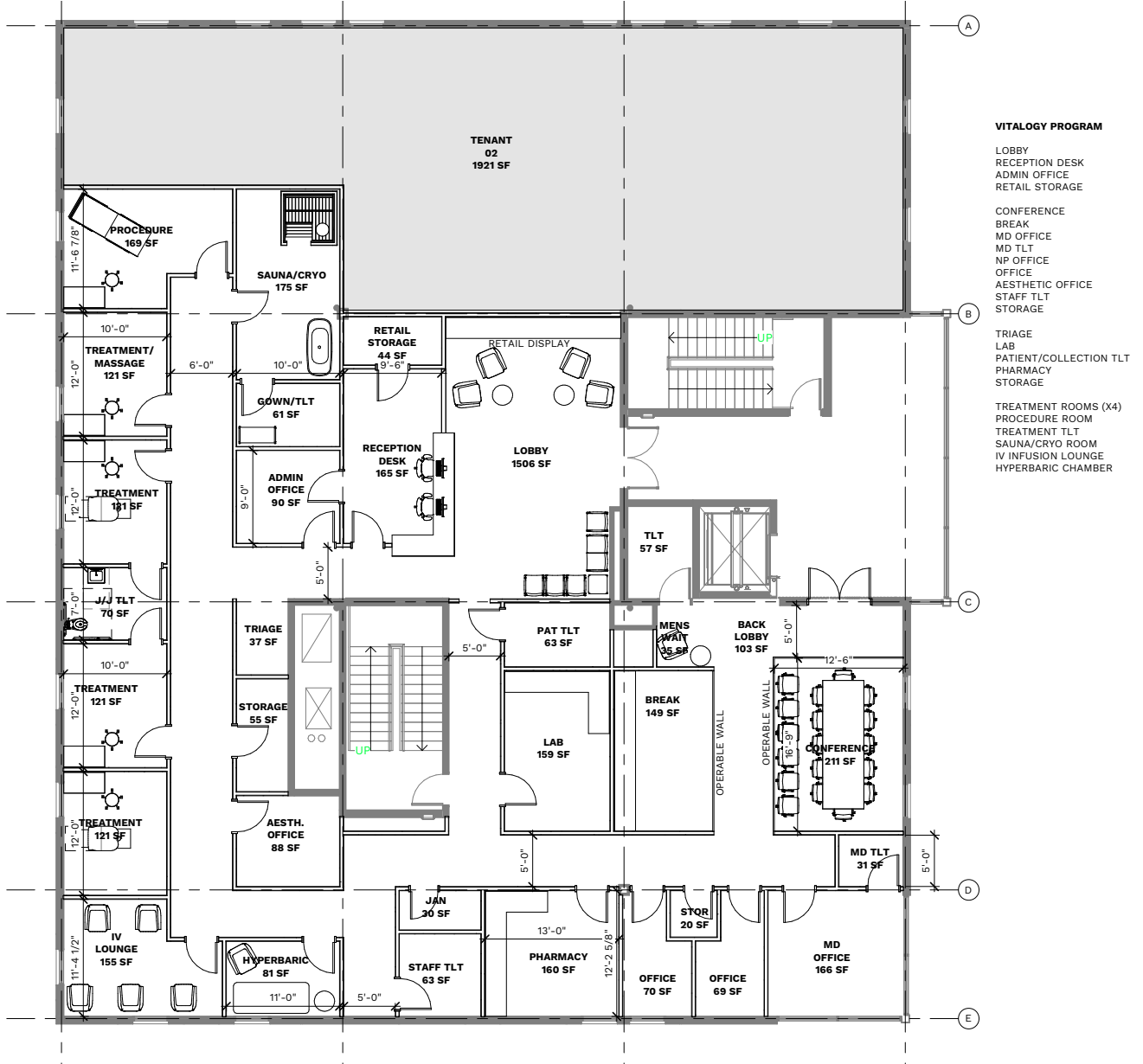
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VITALOGY WELLNESS

PLAN



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LOCATION AND PARKING



LOCATION:

- Ideally located at the intersection of US-31 and Hwy 280
- Centrally located for patients coming from Homewood, Mountain Brook, and Vestavia
- Easy access to UAB, UAB St. Vincent's, Baptist Health and Grandview
- Walkable to retail/restaurants in Downtown Homewood

PARKING

- 3:1000 landlord-controlled spaces + 67 public spaces within 3 a minute walk

25 On-Site Parking Spaces (8 Covered, 17 Open)
33 Developer-Owned Overflow Parking Spaces
67 Public Parking Spaces within 3 Minute Walk



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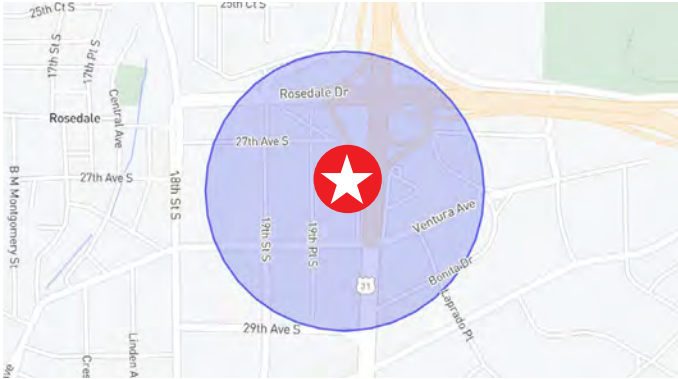
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DEMOGRAPHICS

LOCATED IN HIGHLY ACTIVE RETAIL/MEDICAL CORRIDOR



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.6M
Visitors	521.9K
Visit Frequency	3.16x
Avg Dwell Time	63 minutes

208K+

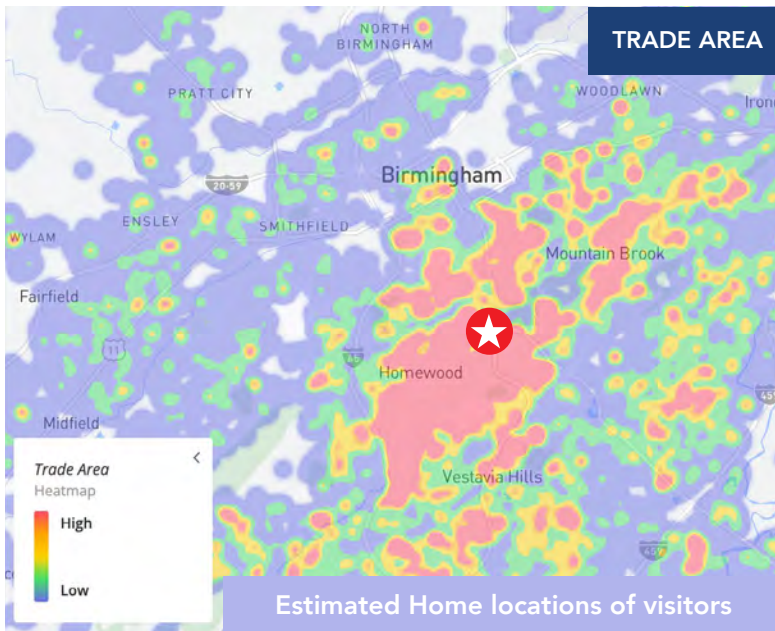
**AVG HH INCOME
WITHIN 1 MILE**

1.6M

SITE VISITS

38K+

**VEHICLE TRAFFIC
COUNTS ON US-31**



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	9,463	81,801	184,107

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	17,352	106,220	182,488

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$208,305	\$151,341	\$136,894



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MEDICAL DEMOGRAPHICS

COMMUNITY PROFILE

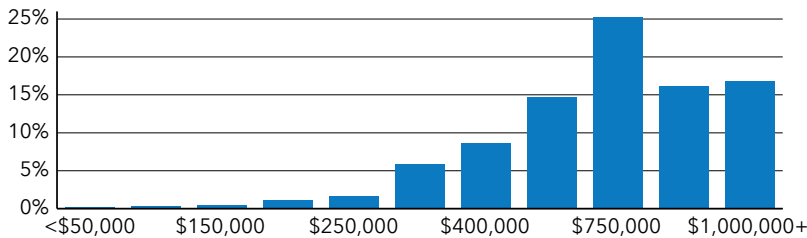
2714 20th St S, Birmingham, Alabama, 35209
Ring of 1 mile

9,463	-0.20%	1.98	47.3	33.5	\$107,036	\$667,892	4,388	\$248,182	19.7%	66.2%	14.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	2020 Total Households (Esri 2022)	Median Net Worth	Age <18	Age 18-64	Age 65+

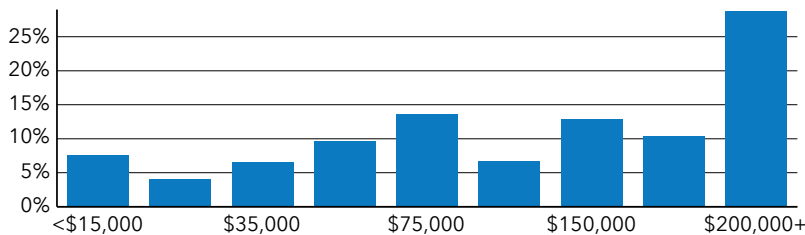
Household Medical Spending

\$46,170,989	\$29,637,277	\$6,432,227
2025 Health Care	2025 Health Insurance	2025 Medicare Payments
\$77,317	\$67,886	\$1,657,663
2025 Medicaid Premiums	2025 Tricare/Military Premiums	2025 Medical Supplies


Home Value



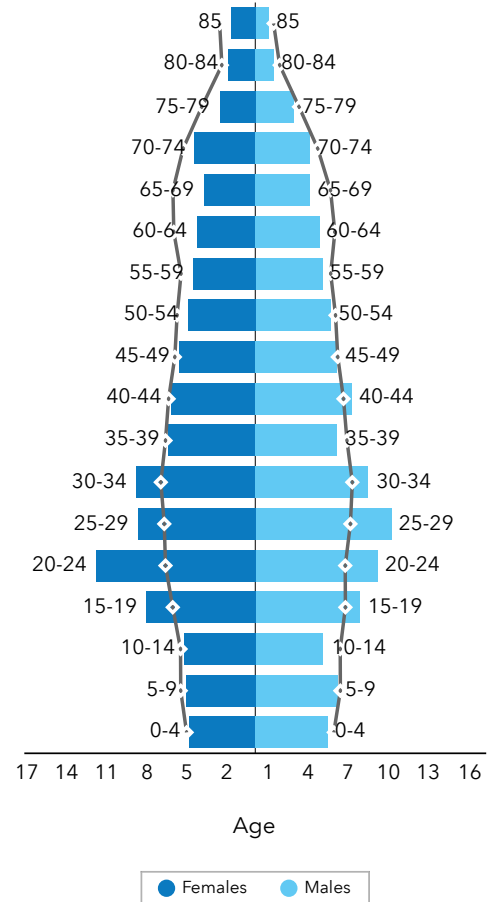
Household Income



Medical Expenditure

		
\$46,170,989	\$9,625,407	\$1,657,663
2025 Health Care	2025 Medical Services	2025 Medical Supplies

Age Profile: 5 Year Increments



Dots show comparison to Jefferson County



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