

TERRACE COURT

1124 20th Street South, Birmingham, AL 35205

OFFICE SPACE FOR LEASE



JOHN TALLY

Principal and Qualifying Broker
205.757.0237
john@tallybhm.com

Tally

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OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

2 lobby level spaces above Daves Pub across the street from Chick Fil A.

Walking distance to everything in 5 Points South including Mellow Mushroom, Chez Fon Fon, Jim and Nicks, Surin West, Rocky's Pizza, and more.

Spaces feature hard wood floors, abundant natural light, and new kitchen / break areas.

PROPERTY HIGHLIGHTS

- Historic 5 Points South
- Full Service Lease Rate
- Flexible Lease Terms - Will consider short term leases
- Walkable Location

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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,450 - 1,800 SF
Building Size:	55,862 SF

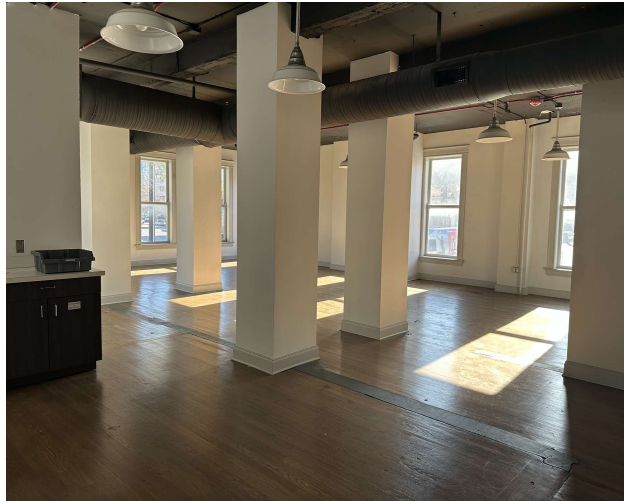
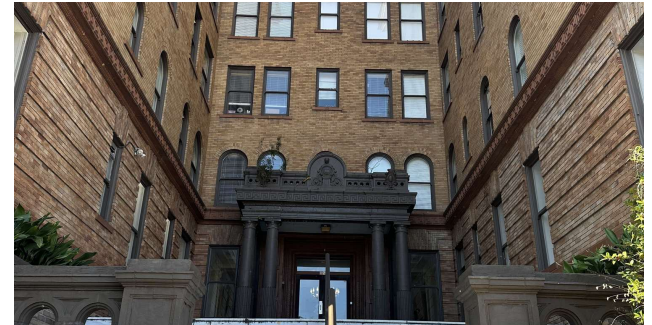
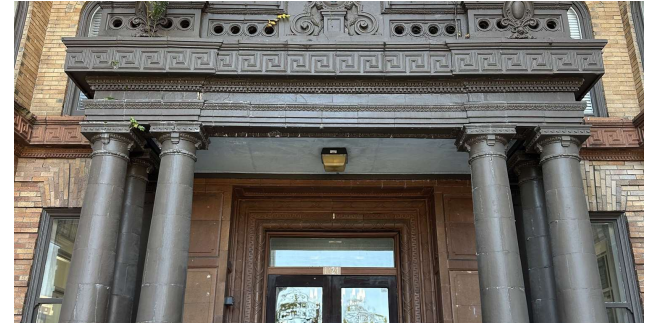
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,121	36,095	73,875
Total Population	17,221	80,470	170,731
Average HH Income	\$77,004	\$101,203	\$102,471

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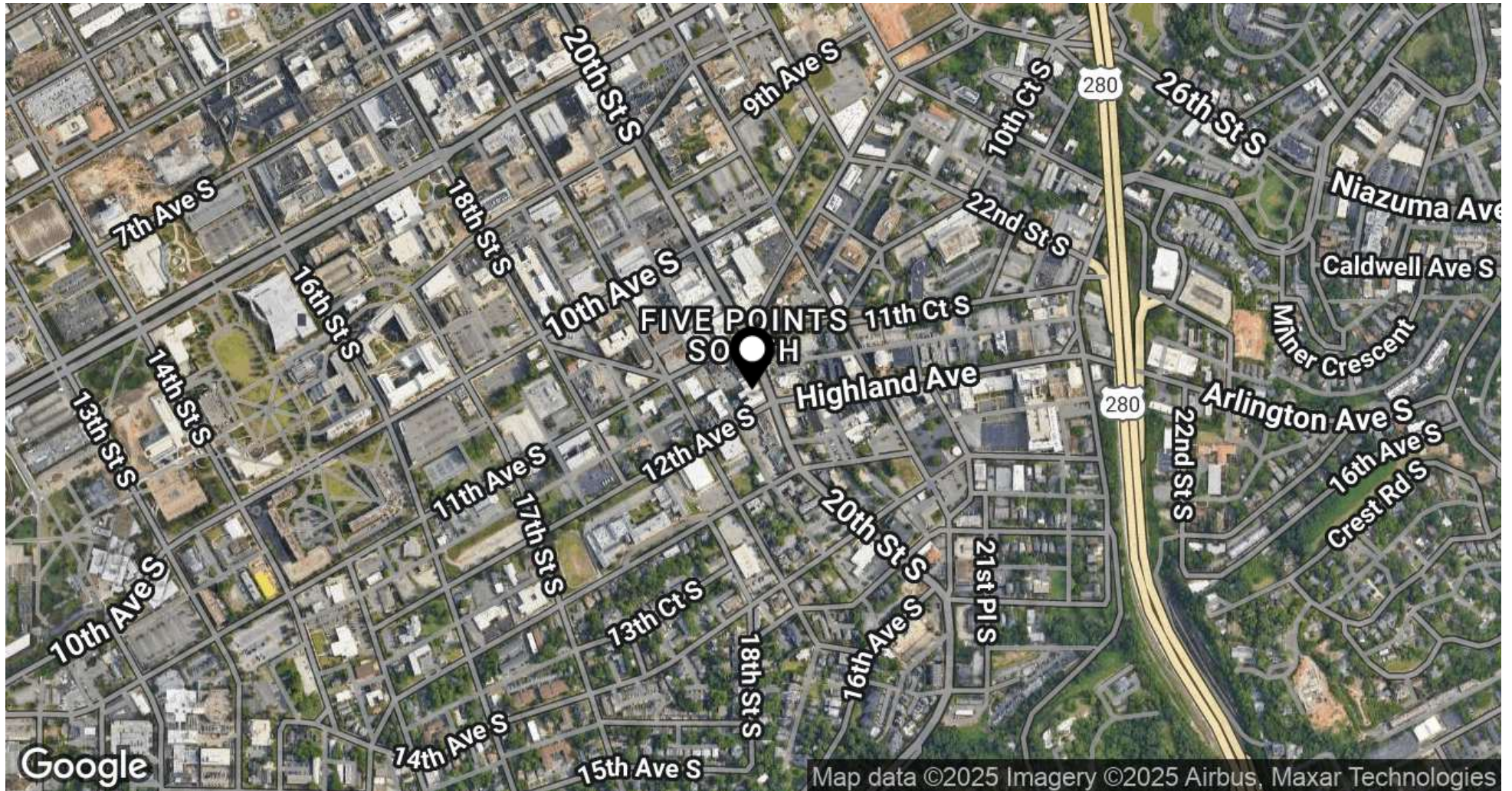
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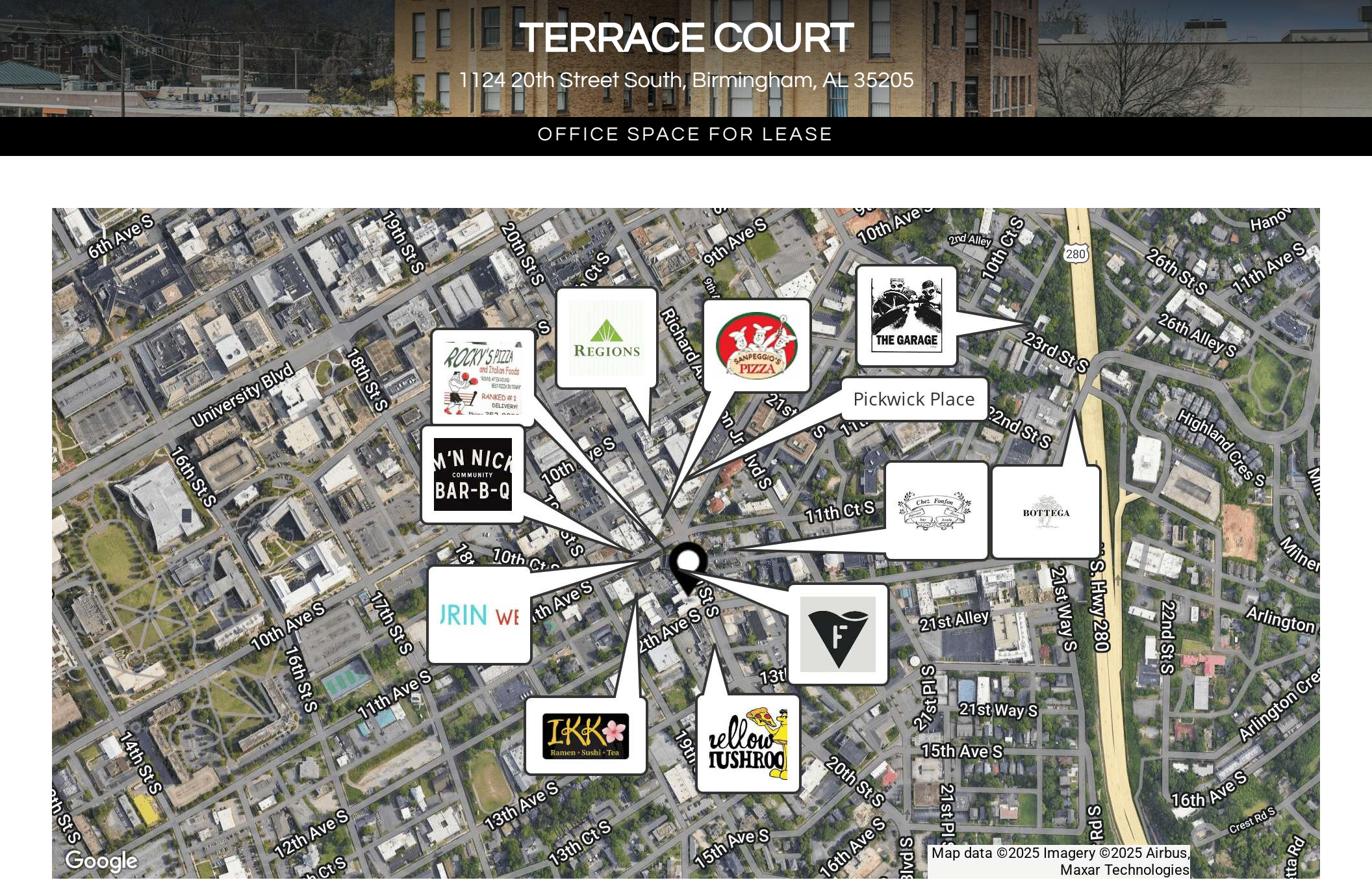
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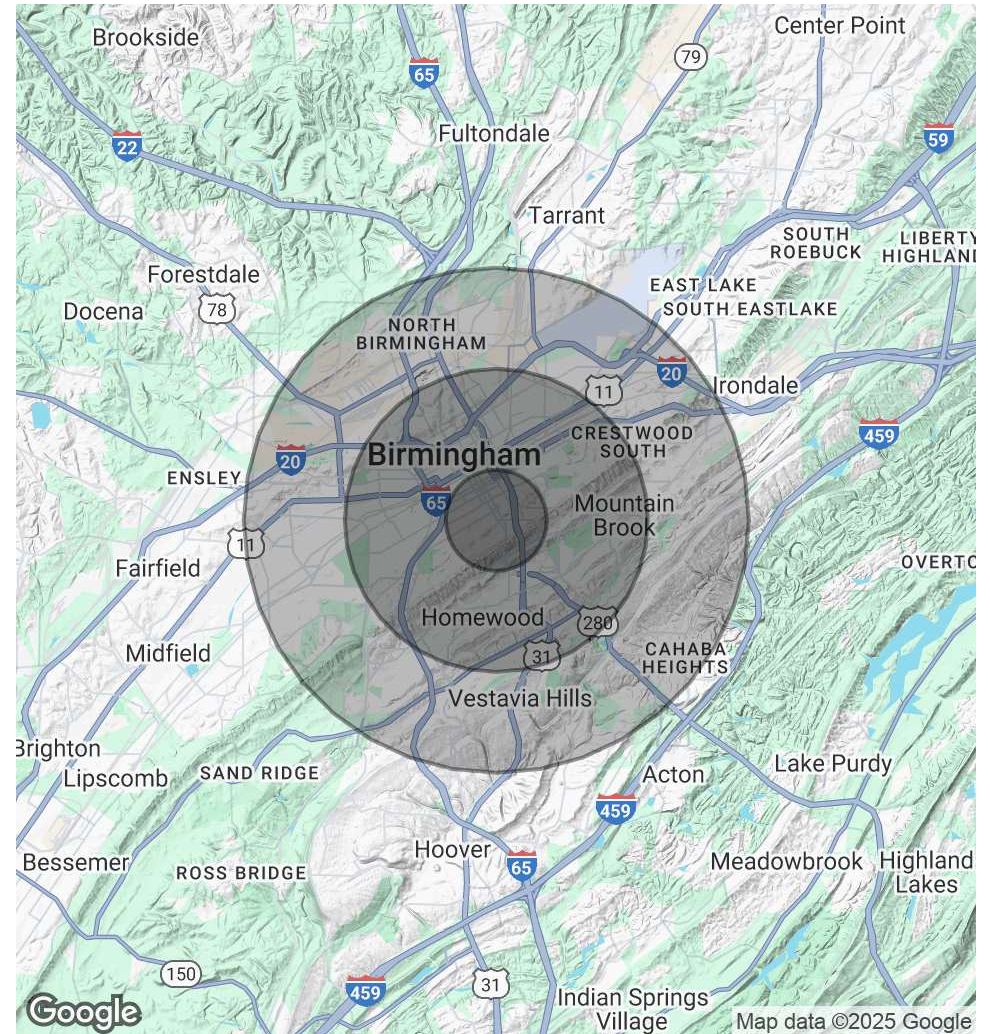
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OFFICE SPACE FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,221	80,470	170,731
Average Age	34	38	39
Average Age (Male)	34	37	38
Average Age (Female)	34	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,121	36,095	73,875
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$77,004	\$101,203	\$102,471
Average House Value	\$394,731	\$476,540	\$412,584

Demographics data derived from AlphaMap



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