



IDEALLY LOCATED BUILDING FOR SALE OR LEASE

2918 Clairmont Ave S, Birmingham, AL 35205

Favorable Pending Zoning
MUM - Mixed Use Medium Density

Uses: Office, Medical, Retail, Bar, Restaurant, Fitness, and others



ASKING PRICE/RATE:

Call For Price/Rate



SIZE:

±5,520 SF



LOCATION:

Ideally located along Clairmont Ave nearby UAB St. Vincent's Hospital with convenient access to Red Mountain Expressway. Steps to Lakeview restaurant hub.

ZONING:

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DETAILS:

- Turn-key opportunity
- Ample natural light
- Modern finishes
- Outdoor seating area
- Ample surface parking



HARBERT
REALTY SERVICES

NORMAN TYNES

ntynes@harbertrealty.com | 205.458.8105

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

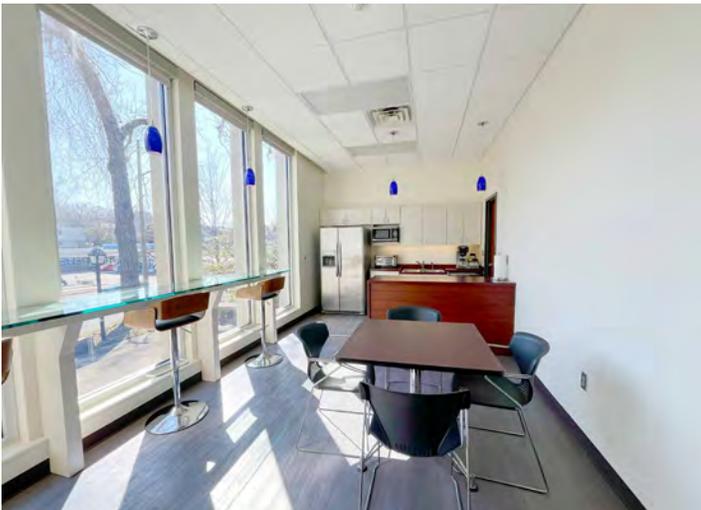
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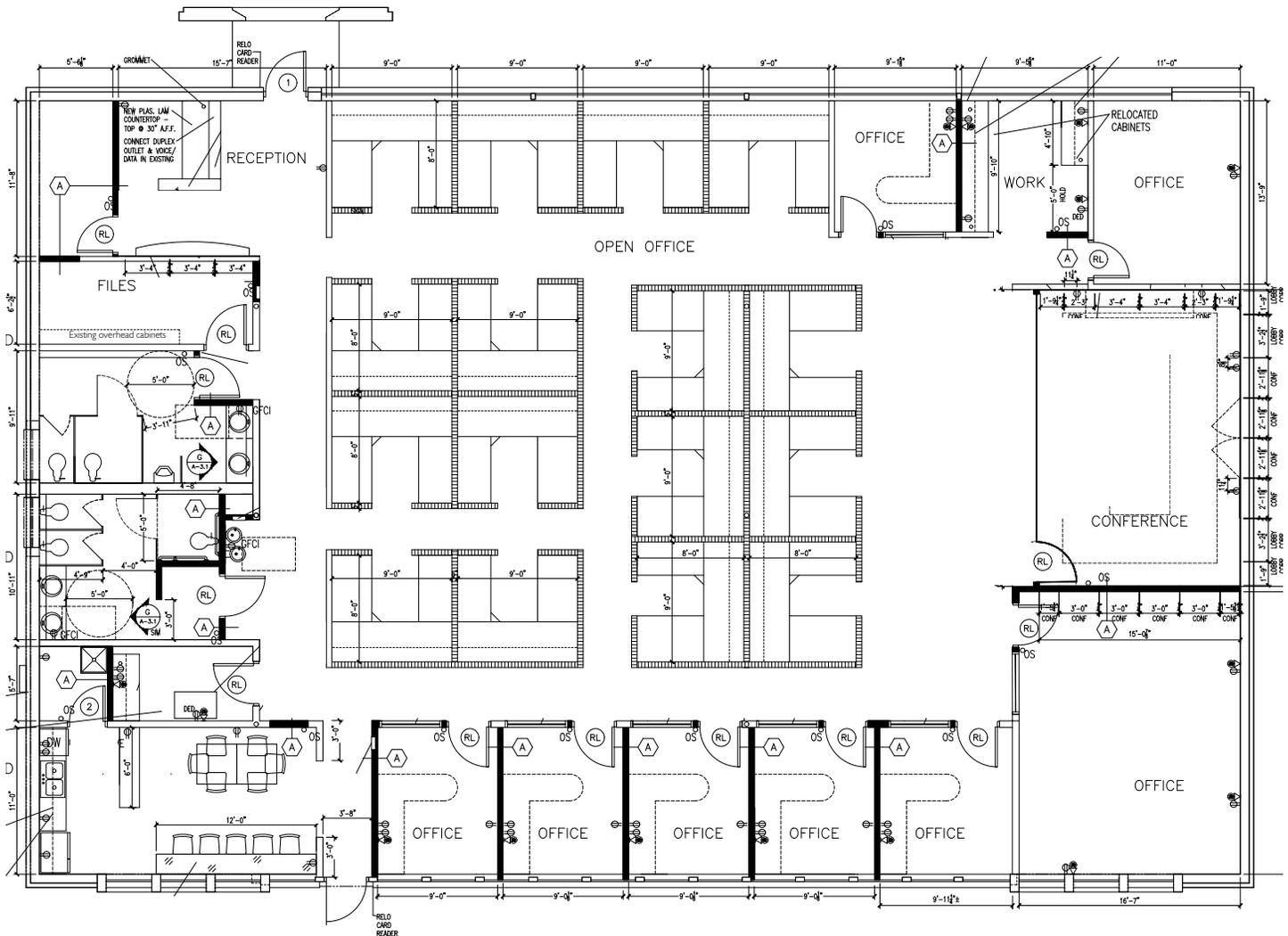
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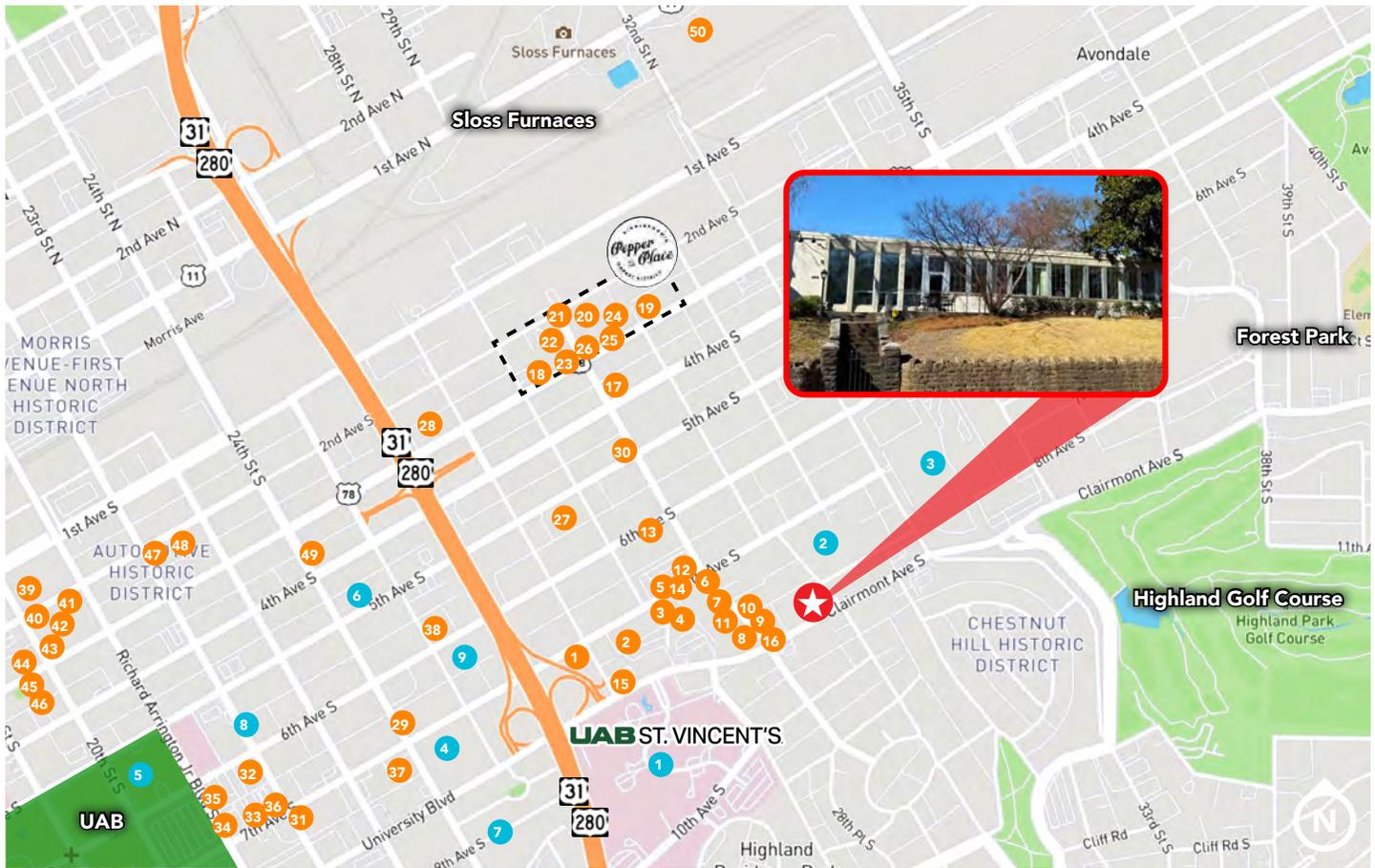
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FOOD/BARS

1. Al's on 7th
2. Tin Roof
3. Mojo Pub
4. Jack Brown's Beer Garden
5. Hattie B's
6. Los Amigos
7. Innisfree Pub
8. FIVE Birmingham
9. Moe's Original BBQ
10. Slice Pizza & Brew

11. The Refinery
12. Umami
13. Billy's Tavern
14. Denim on 7th
15. Burger King
16. Purple Onion
17. Mayawell
18. OvenBird
19. Blueprint on 3rd
20. Bettola

21. Red Cat Coffee
22. Market at Pepper Place
23. The Lumbar
24. Hop City Beer and Wine
25. Hot & Hot Fish Club
26. Jeni's Ice Cream
27. TrimTab Brewing
28. Uproot Brewing
29. Dread River Distilling
30. Automatic Seafood

31. Continental Drift
32. Fish Market
33. MooYah Burgers
34. Arby's
35. Newk's Eatery
36. Taco Bell
37. Wendy's
38. Full Moon BBQ
39. Pies and Pints
40. Panda Express

41. Milo's
42. CAVA
43. Outback Steakhouse
44. Publix
45. Chipotle
46. Starbucks
47. Gus's Chicken
48. Wasabi Juan's
49. Cook Out
50. Back Forty

POINTS OF INTEREST

1. UAB St. Vincent's Hospital - 5,100 jobs
2. Brasfield & Gorrie - 400+ jobs
3. PNC - 2,285 jobs
4. VA Hospital Clinic
5. Kirkland Clinic (UAB)
6. Goodwyn Mills Cawood (GMC)
7. Southtown Mixed Use Development
8. Iron City Birmingham
9. Events at Haven

LAKEVIEW DISTRICT: UNBEATABLE LOCATION, AMENITIES & ACCESSIBILITY

The Lakeview District is widely considered Birmingham's most dynamic "work-live-play" neighborhood. Known for its eclectic blend of historic industrial charm and modern urban energy, it serves as a central hub where the city's top dining, nightlife, and design shops converge.

Businesses are drawn to the area for its high pedestrian traffic and strategic proximity to the UAB Medical District and Pepper Place, while employees love the walkability to local staples like Automatic Seafood, Back Forty Brewing, and numerous coffee shops. This rare combination of high-visibility commercial corridors and a vibrant community atmosphere makes Lakeview a premier destination for companies looking to attract top talent and maintain a prestigious Birmingham address.



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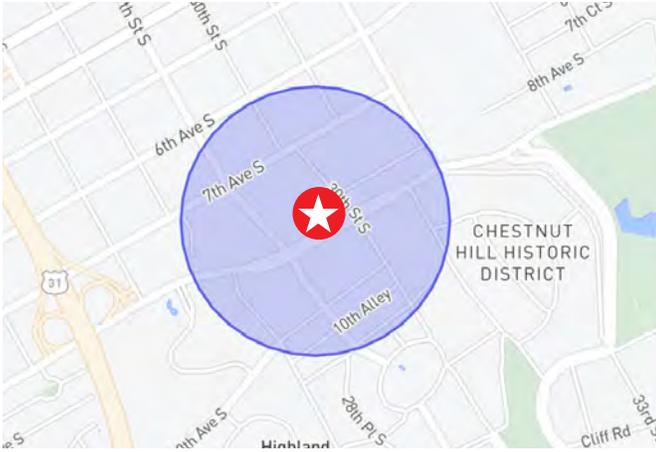
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LOCATED IN HIGHLY ACTIVE RETAIL/MEDICAL CORRIDOR



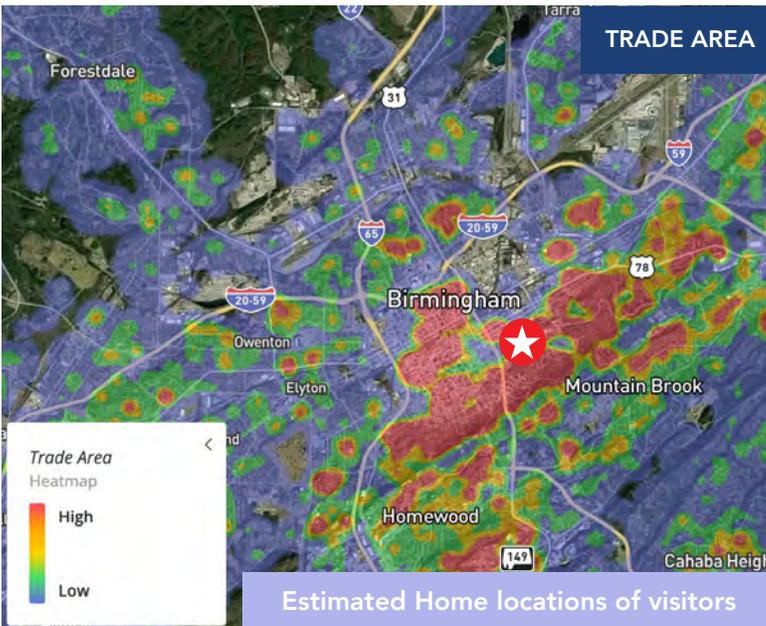
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.9M
Visitors	580.3K
Visit Frequency	3.33x
Avg Dwell Time	71 minutes

1.9M
VISITS

20K+
EMPLOYEES
WITHIN 1 MILE

84
VERY WALKABLE
WALKSCORE.COM



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	12,275	77,952	174,110

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	20,108	108,040	160,569

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$118,871	\$130,290	\$123,775



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