



# HISTORIC REDEVELOPMENT

109 20th Street North, Birmingham, AL 35203

Historic rehab opportunity along prime 20th street north corridor



## ASKING PRICE:

Call For Pricing



## SIZE:

±22,500 SF



## LOCATION:

Ideally located along downtown Birmingham's main artery, 20th Street



## HISTORIC PROPERTY:

- Built in 1910
- Opportunity for Historic Tax Credits
- Ideal location in highly active redevelopment corridor



**HARBERT**  
REALTY SERVICES

**NORMAN TYNES**

ntynes@harbertrealty.com | 205.458.8105

**For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)**

**2 North 20th Street, #1700, Birmingham, AL 35203**

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## Downtown Birmingham Economic Vitality Report Q1 and Q2 2024

### NEW DEVELOPMENTS



Data Sources: CoStar | Birmingham Business Journal | Bham Now



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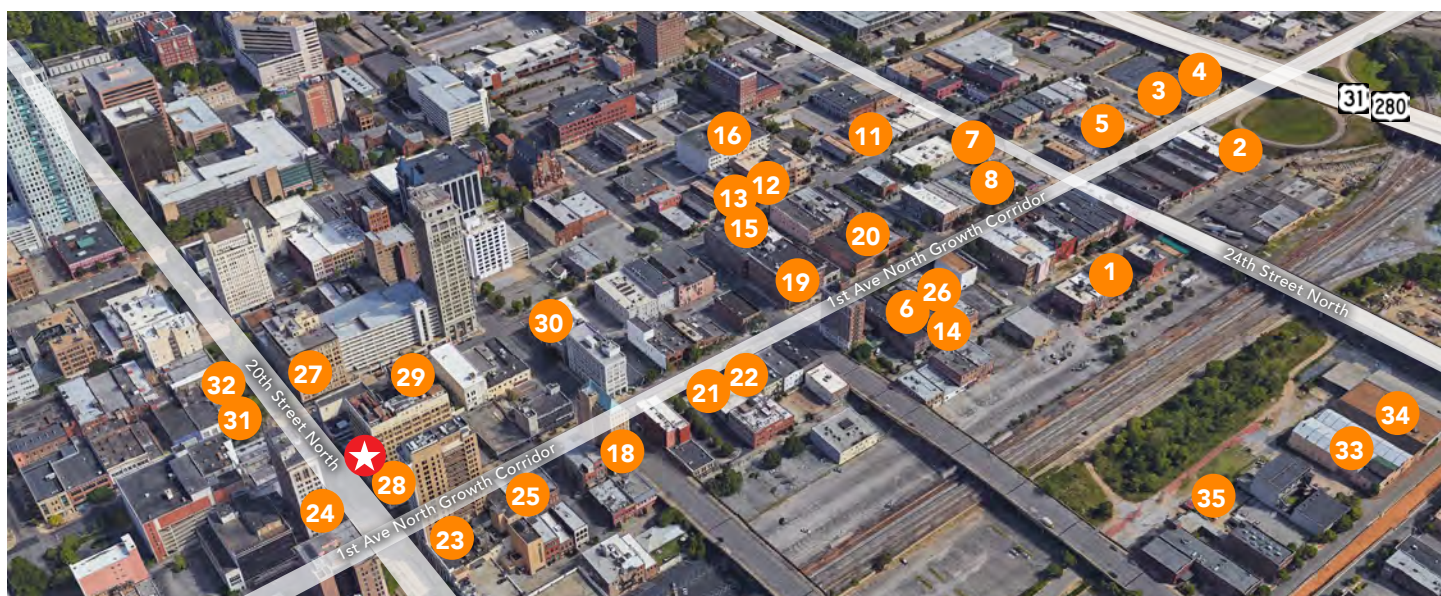
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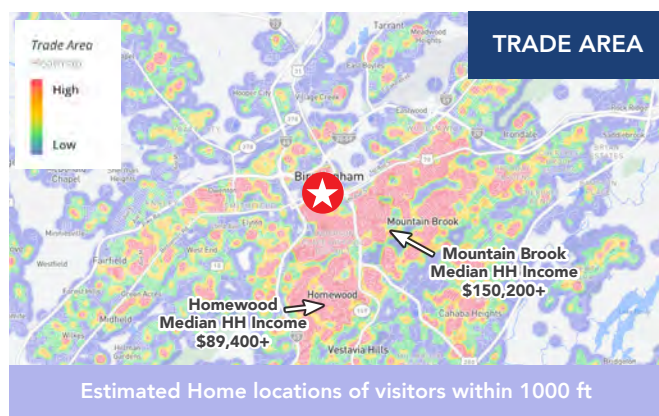
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- |                                  |                           |  |   |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now                      | 9. Neon Moon              | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank                           |
| 2. Carrington's Public House     | 10. Frothy Monkey         | 19. Wine Loft                            | 28. Brown-Marx Redevelopment            |
| 3. Intermark                     | 11. Bocca Ristorante      | 20. Adios                                | 29. Helen                               |
| 4. Bridgeworth Wealth Management | 12. Le Fresca             | 21. The Margaret                         | 30. The Florentine                      |
| 5. Johnston Lofts                | 13. Bamboo on 2nd         | 22. Magic City Dentistry                 | 31. Paramount                           |
| 6. Mercantile on Morris          | 14. Pizza Grace           | 23. John Hand Club / Landing HQ          | 32. Bistro 218                          |
| 7. Queen's Park                  | 15. El Barrio             | 24. Elyton Hotel                         | 33. The Hardwick                        |
| 8. Paper Doll                    | 16. Market Lofts on Third | 25. Cayo Coco                            | 34. Birmingham Animal Hospital + Resort |
|                                  | 17. Bham Now              | 26. The Essential                        | 35. The Tracks                          |

## HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North / 20th Street corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The properties are also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.9M
Visitors	771.2K
Visit Frequency	2.47x
Avg Dwell Time	99 minutes
Visitor Income	+\$67K Median HH income



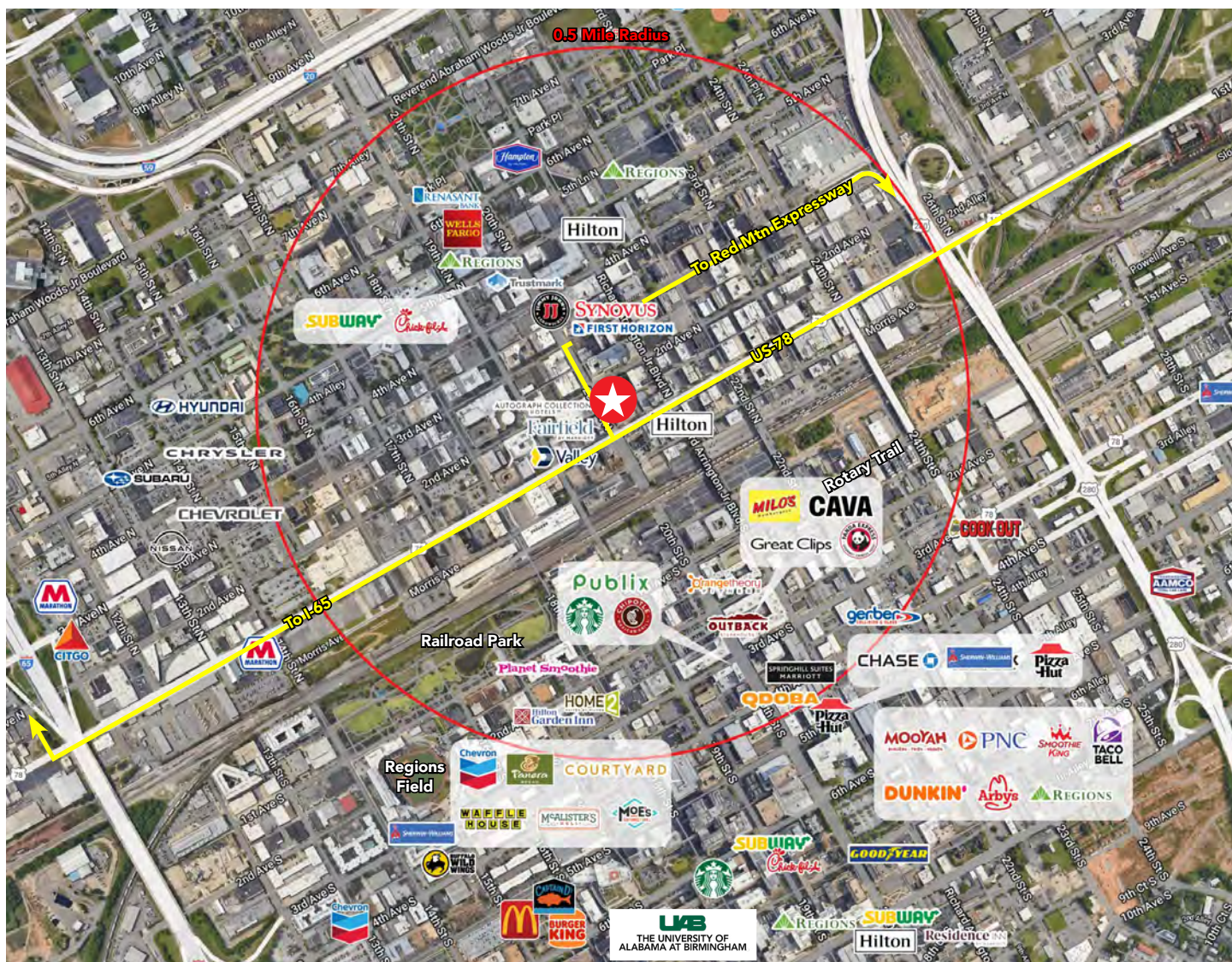
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## IDEAL LOCATION POSITIONED CENTRALLY BETWEEN UAB AND CBD

LESS THAN 5 BLOCKS (0.5 MILES) FROM GROCERY, COFFEE, FITNESS, FINE DINING, FAST CASUAL DINING, BANKS, HOTELS, ENTERTAINMENT, PARKS, TRANSPORTATION, AND MORE!



**"WALKERS PARADISE"**

SCORE OF 90 ACCORDING  
TO WALKSCORE.COM

**67K**

PRIMARY JOBS  
IN DOWNTOWN

**\$12.1B**

UAB 2022 ECONOMIC  
IMPACT IN AL



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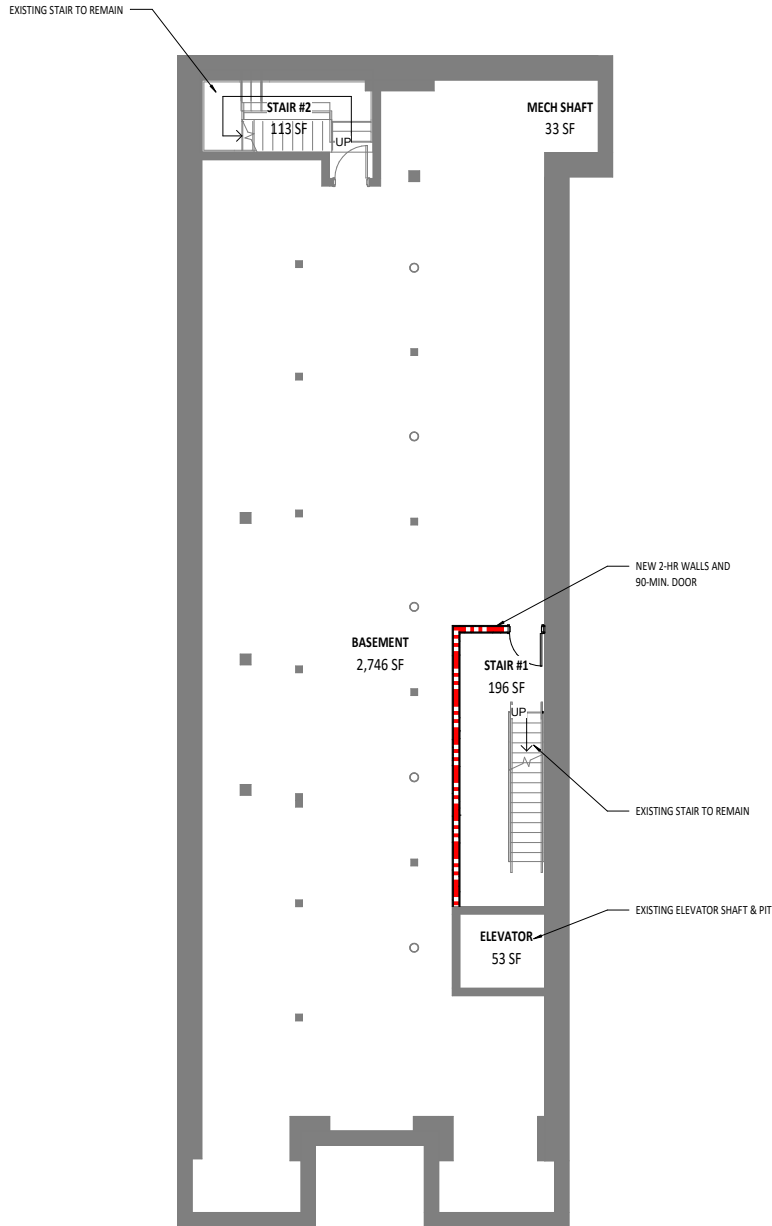
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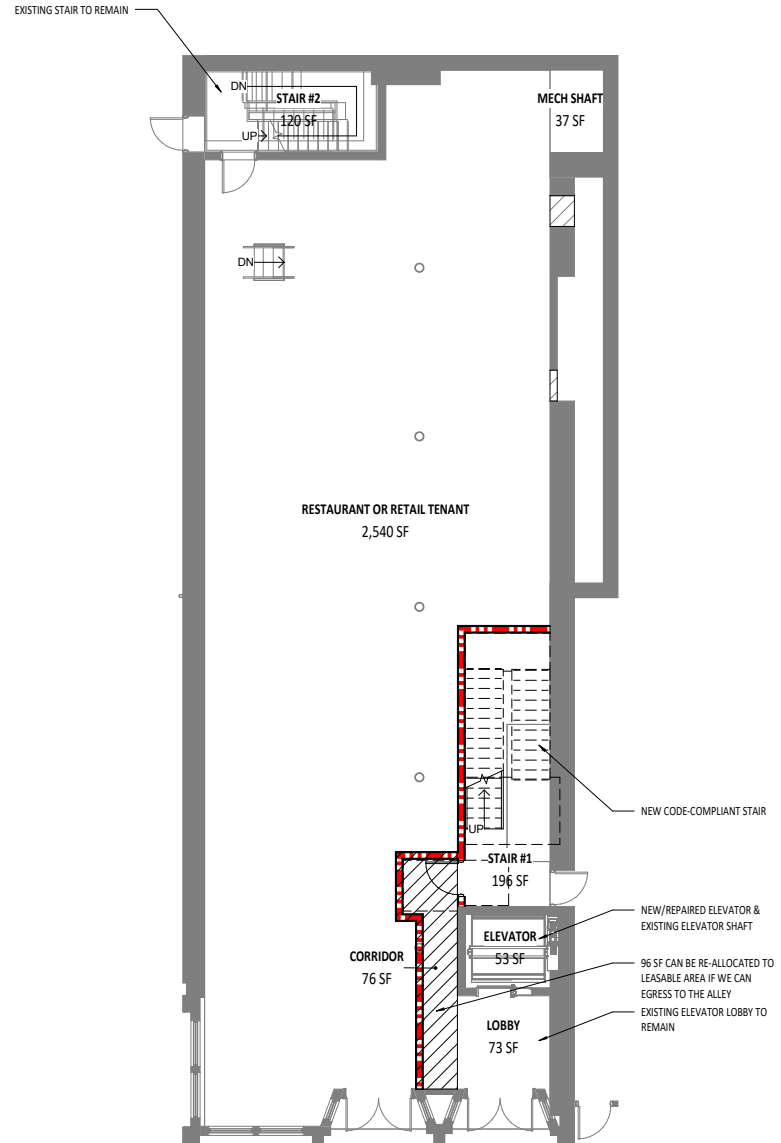
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**BASEMENT ±3,846 SF**



**1ST FLOOR ±3,712 SF**



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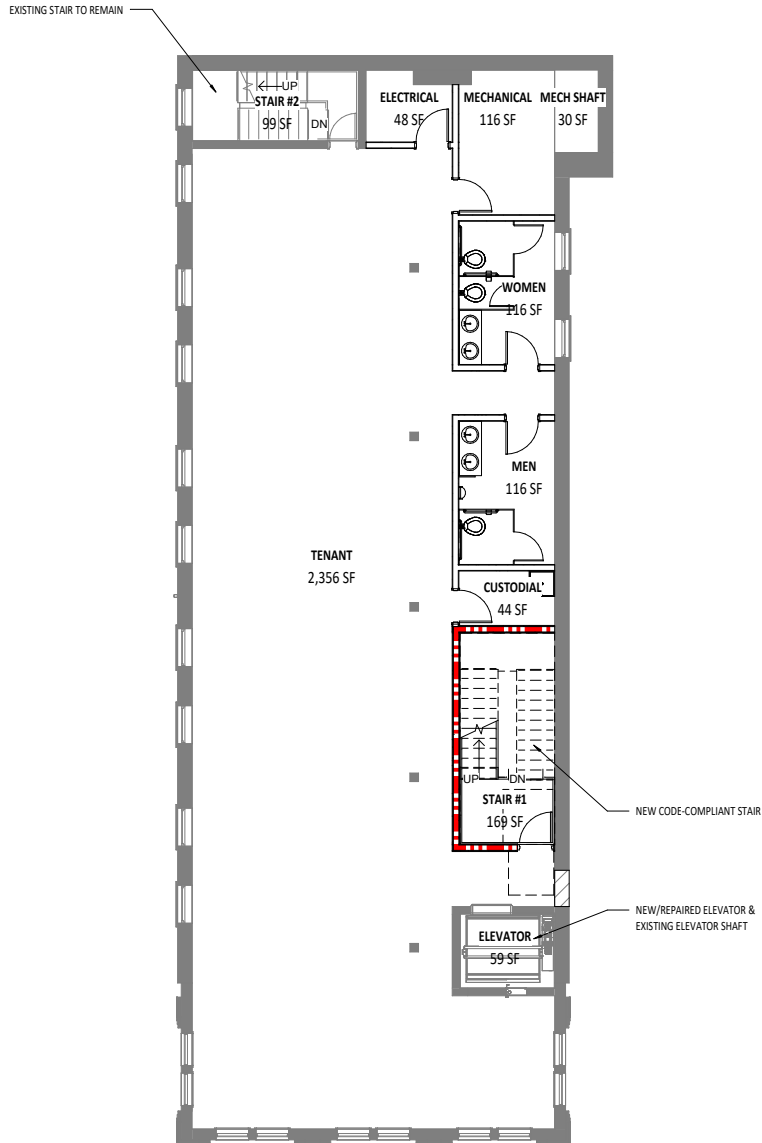
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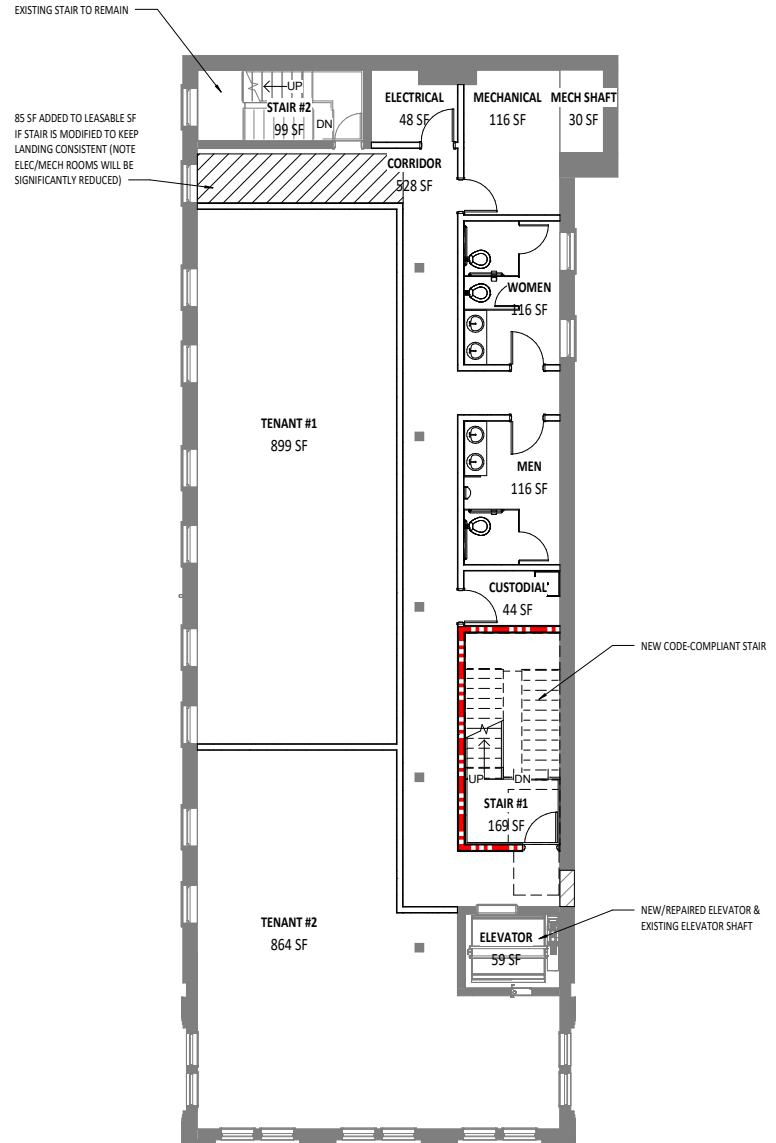
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OPTION 1 - SINGLE TENANT



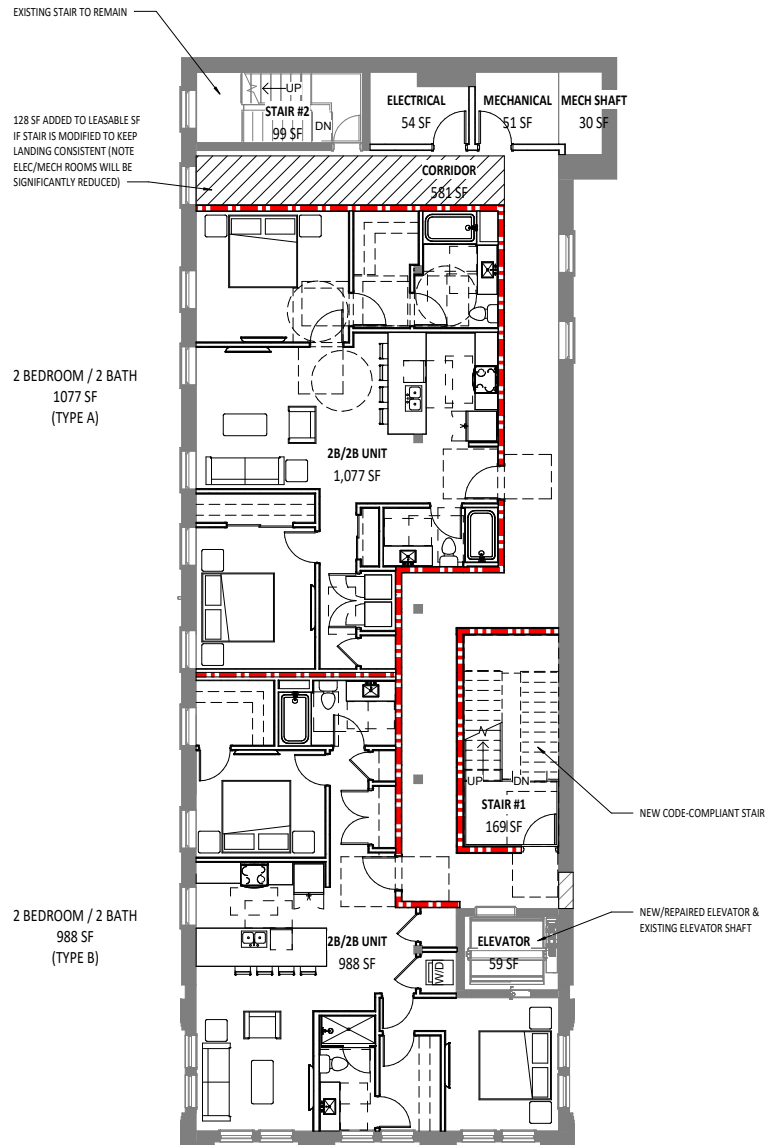
OPTION 2 - MULTI-TENANT

2ND-5TH FLOORS ±3,665 SF EACH

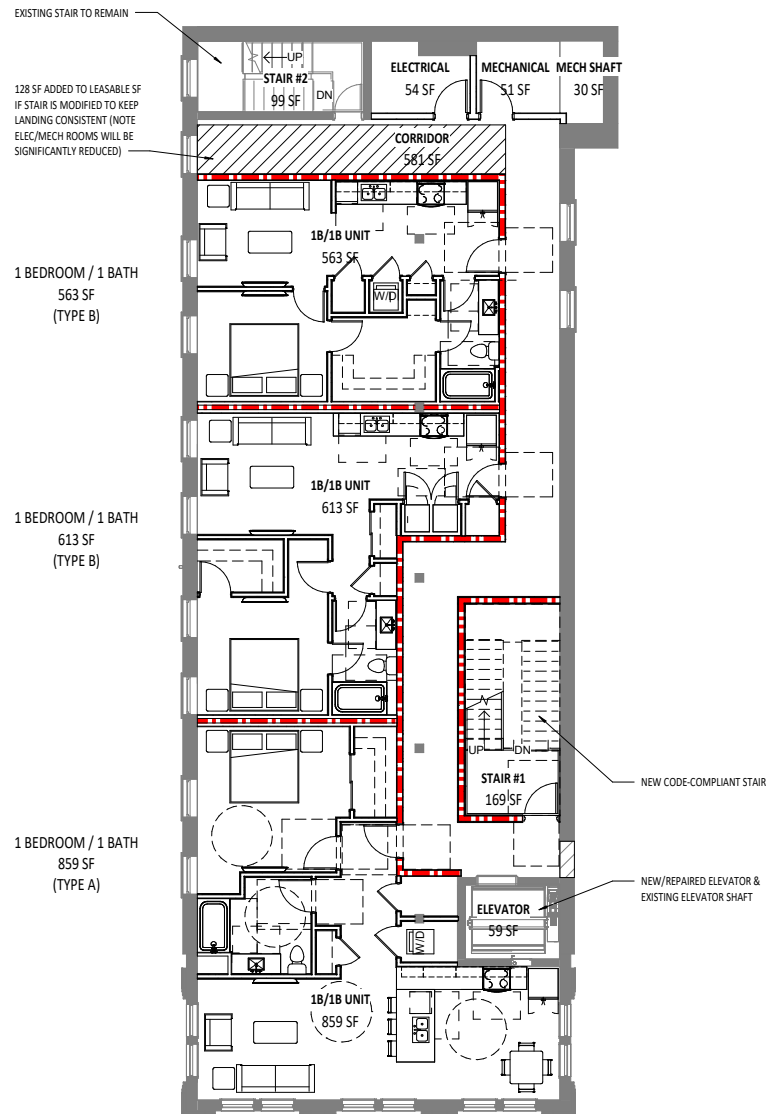
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OPTION 1 - 2 BEDROOM MULTIFAMILY



OPTION 2 - 1 BEDROOM MULTIFAMILY

2ND-5TH FLOORS ±3,665 SF EACH