



CAFE/RETAIL FOR LEASE

5528-5530 1st Ave S, Birmingham, AL 35212

Located in the heart of the vibrant Woodlawn Community

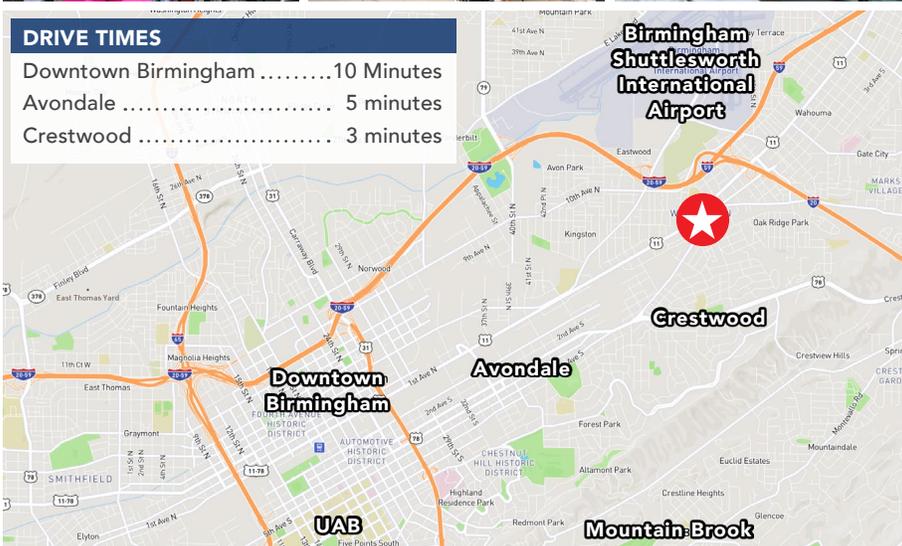
WOODLAWN

Woodlawn is a historic Birmingham neighborhood undergoing a vibrant, community-led revitalization fueled by local pride and strategic partnerships. Through investments in mixed-income housing, education, and economic growth, the area has transformed into a thriving hub for new businesses and public art. This resurgence is creating a welcoming, interconnected environment where people are increasingly choosing to live and work.



DRIVE TIMES

Downtown Birmingham 10 Minutes
 Avondale 5 minutes
 Crestwood 3 minutes



ASKING RATE:

Call For Pricing
Flexible Leasing Terms



RETAIL SUITES:

Suites can be combined **±2,265 SF**

±781 SF - Retail

- Corner retail suite, highly visible
- Signage opportunity
- Shared restrooms with cafe space

±1,484 SF - Cafe

- Move-in ready cafe space
- Beautiful finishes
- Shared rights with REV to use enclosed outdoor seating area



HARBERT
 REALTY SERVICES

DEAN NIX

dnix@harbertrealty.com | 205.458.8123

Cell: 205.901.6140

For More Information: HarbertRealty.com

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

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE/RETAIL FOR LEASE

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CORNER RETAIL FOR LEASE

±781



Retail Space



Retail Space



Retail Space



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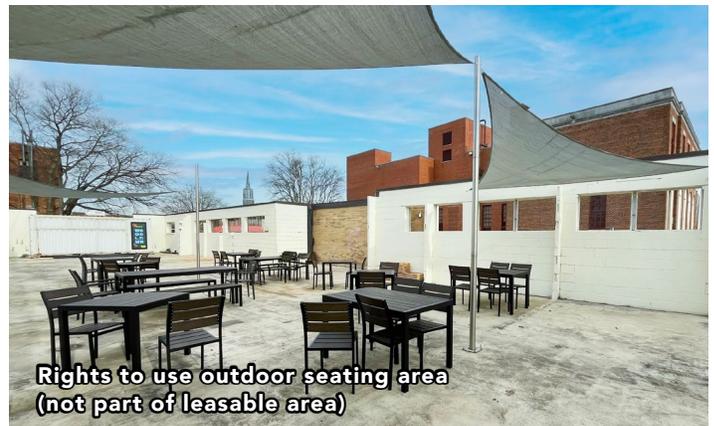
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MOVE-IN READY CAFE FOR LEASE

±1,484 SF



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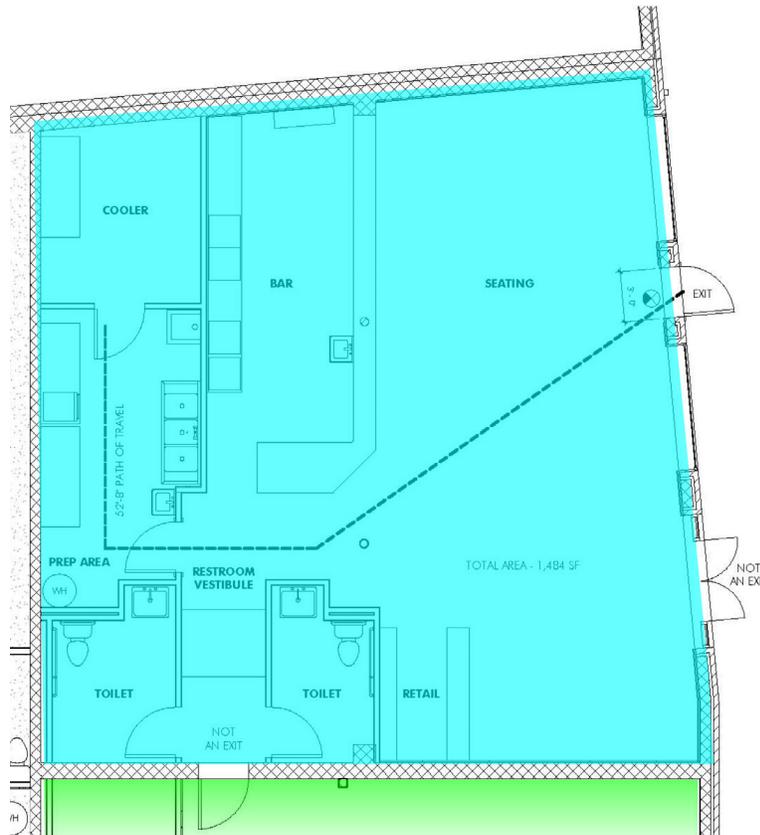
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CAFE/RETAIL FOR LEASE

±781 - 2,265 SF



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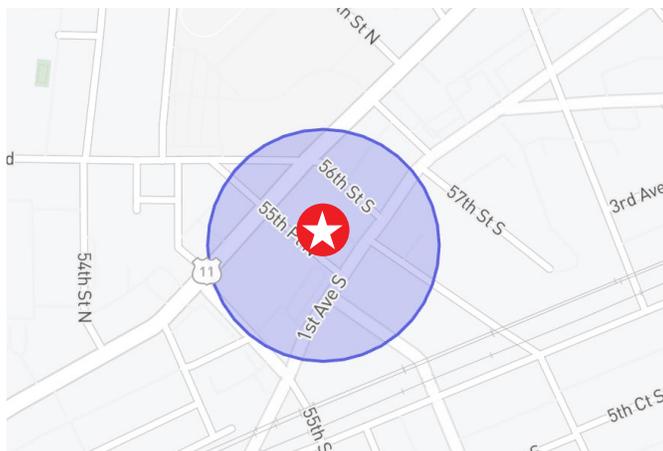
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CAFE/RETAIL FOR LEASE

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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



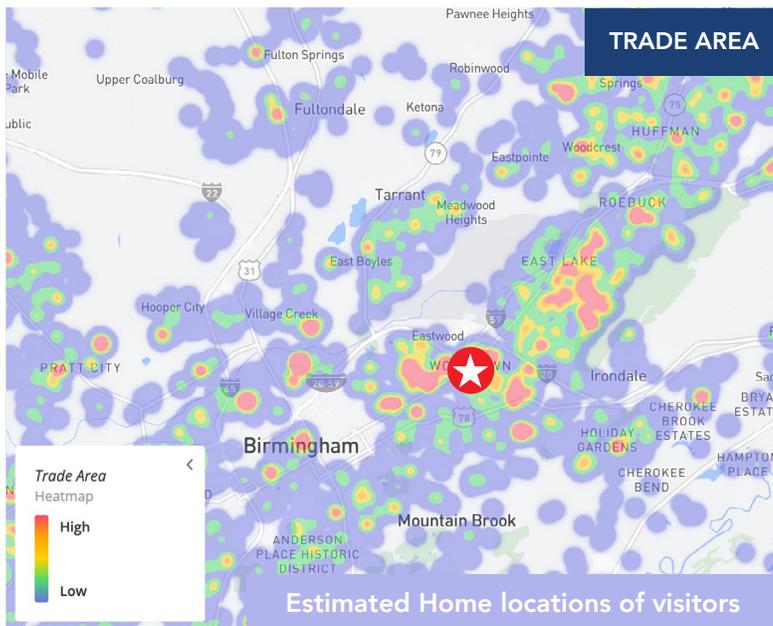
12 MONTH DEMOGRAPHICS WITHIN 500 FT

Visits	239.4K
Visitors	84.6K
Visit Frequency	2.83x
Avg Dwell Time	88 minutes

239.4K
VISITS

\$82K+
AVG HH INCOME
WITHIN 1 MILE

84.6K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,569	59,314	131,229

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$82,982	\$113,594	\$118,750

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	3,656	39,759	134,309



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