



OFFICE/MEDICAL SPACE FOR SALE OR LEASE

Vulcan National Building | 1900 20th Ave S, Birmingham, AL 35209

Centrally located office/medical building for sale/lease. Ideal for Owner Occupant!!

Ideally located office/medical space just past the signalized intersection of Richard Arrington Jr Blvd (20th Ave S) and 21st Ave S across from Vulcan Park. Centrally located between Central Business District, Mountain Brook and Homewood. Property is less than 3 miles from UAB, UAB St Vincent's and Brookwood Baptist Medical Center.



ASKING RATE:
Call for Pricing



SIZE:
Total Building: 22,842 SF
2 levels / Can be subdivided
Land: 0.82 Acres

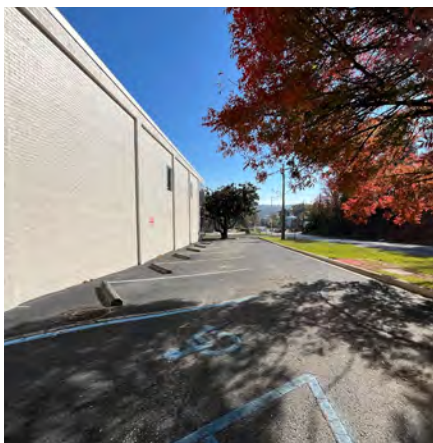


DETAILS:

- 3 points of entry
- Two roll-up loading doors
- Newly painted exterior
- Shell condition interior
- Freight elevator
- Large atrium with natural light
- Upper level has separate entrance from parking lot



PARKING:
Surface lot with 40 spaces



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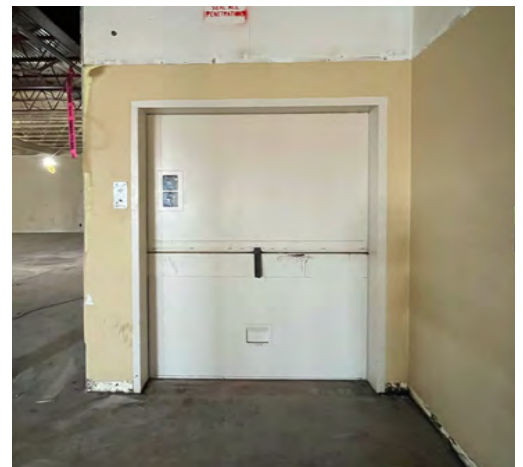
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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.

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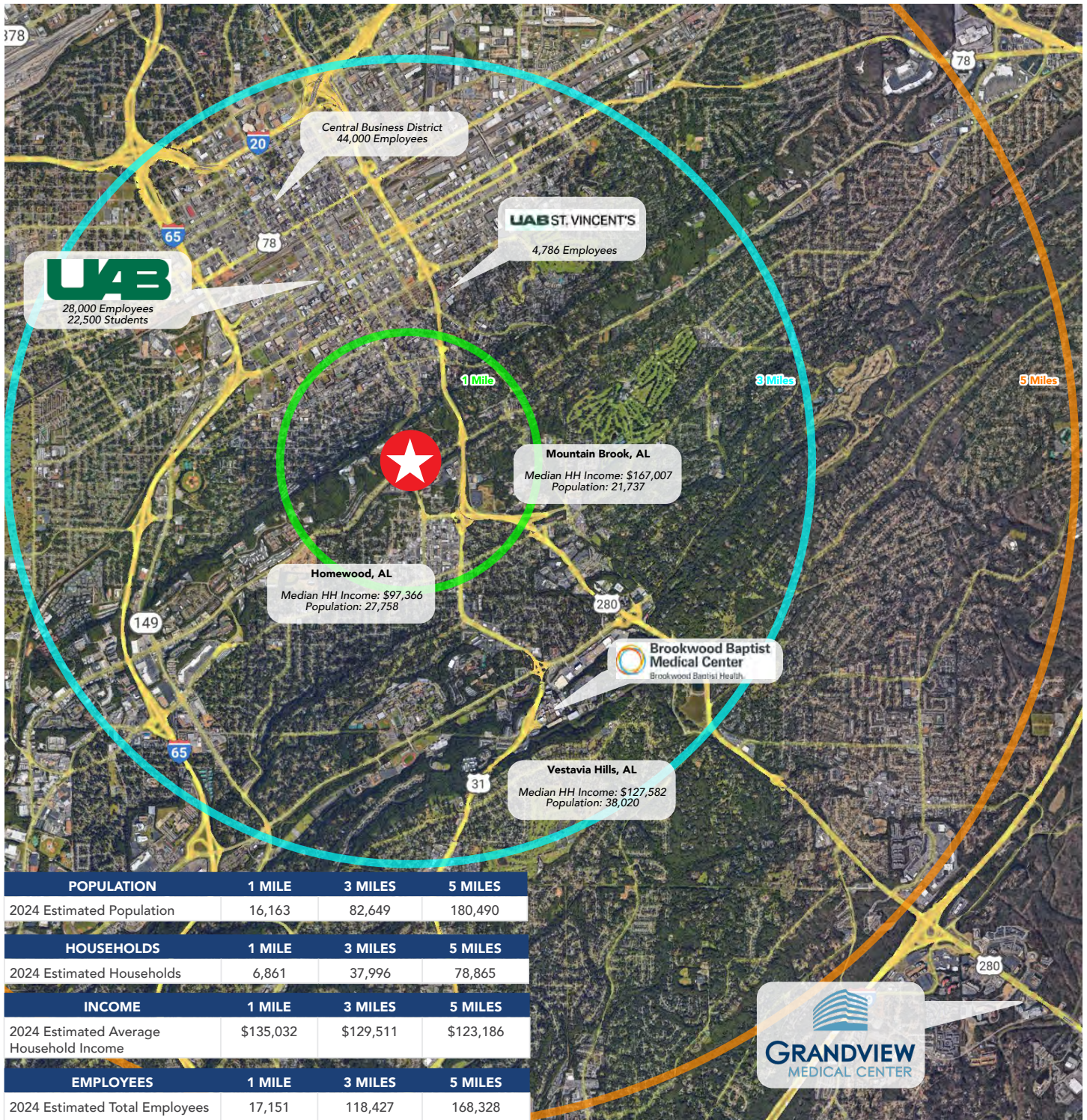
For More Information: Harbert-Retail.com
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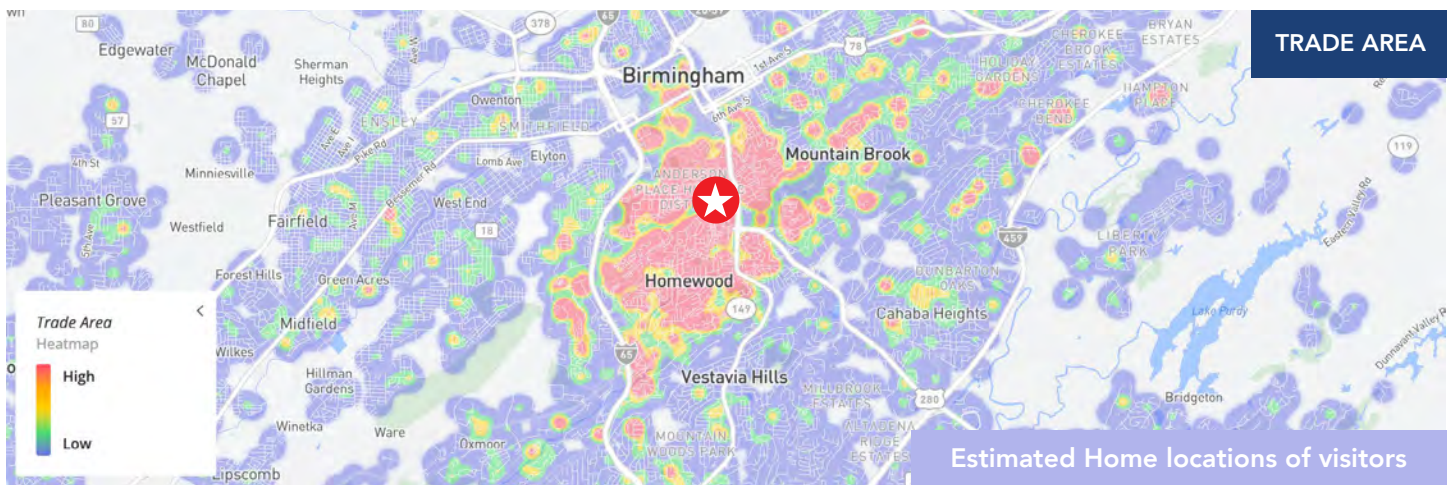
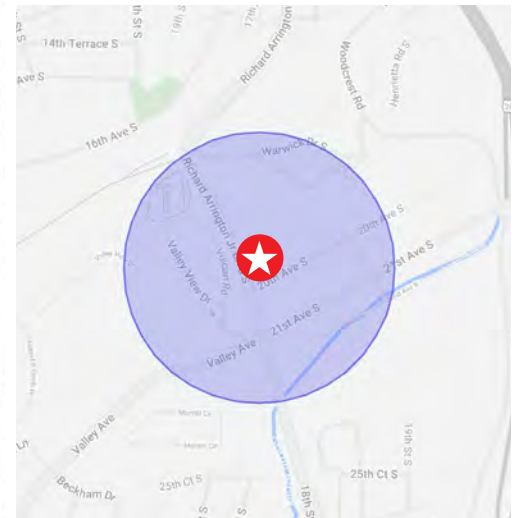
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12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	339.3K
Visitors	172.4K
Visit Frequency	1.97x
Avg Dwell Time	42 minutes
Traffic Counts	Richard Arrington Jr Blvd 17,909 AADT 21st Avenue South 9,275 AADT



TRADE AREA

Estimated Home locations of visitors



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