

STATION 121- RESTAURANT ENDCAP AND RETAIL SPACE

2000 2ND AVENUE SOUTH, BIRMINGHAM, AL 35203



PROPERTY HIGHLIGHTS

- 4,933 SF 2nd Gen Restaurant End Cap Space and Inline Retail Space available in an upscale, mixed-use development in downtown Birmingham
- Prime street-level retail with private employee parking & free public parking in the rear deck
- Co-tenants include UAB Urgent Care, Avadian Credit Union, Highlands Package Store, and City Bowls
- Near 20 Midtown, home to major retailers like Publix, Chipotle, Starbucks, CAVA, Milo's Hamburgers, and more

OFFERING SUMMARY

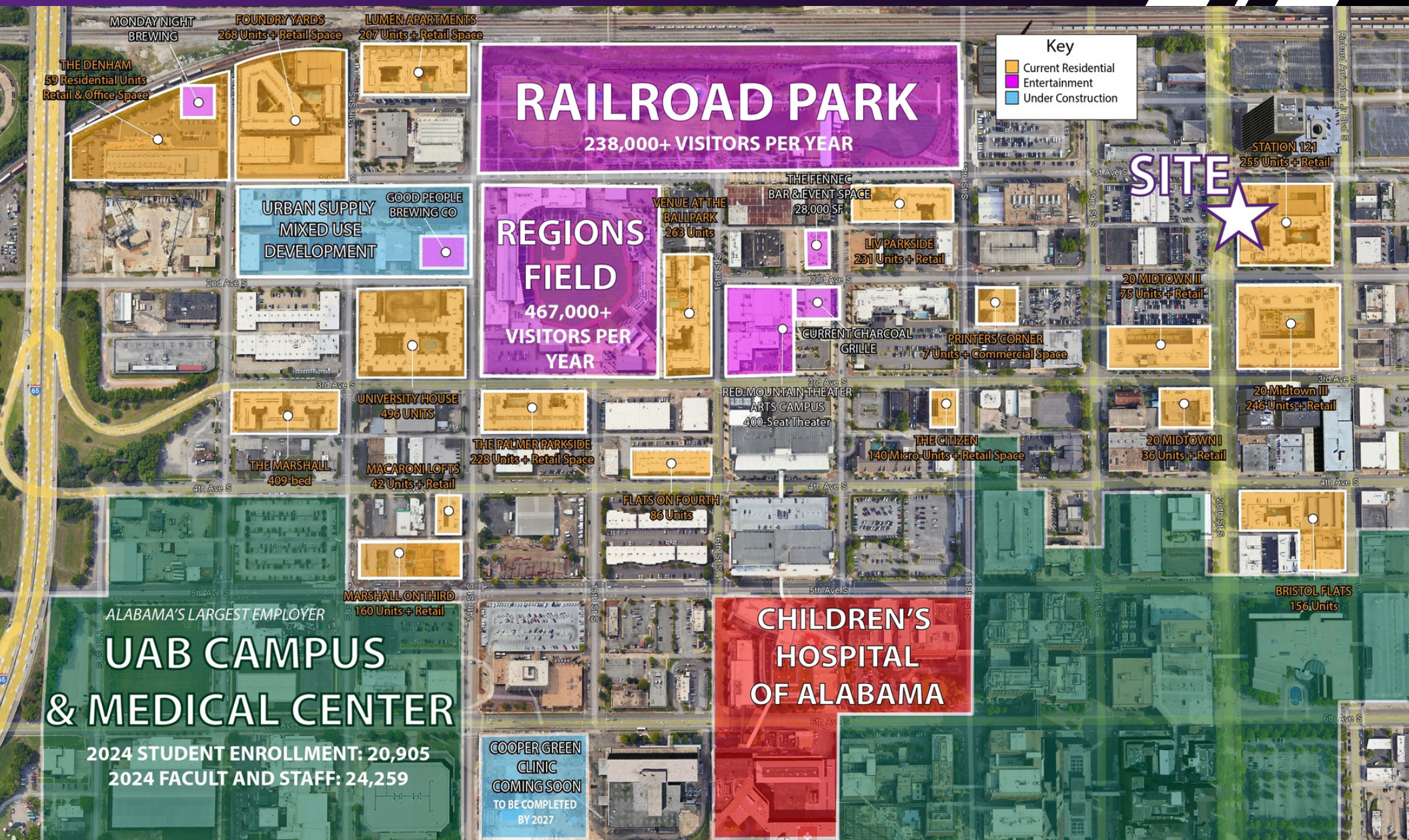
Lease Rate:	\$26.00 - 28.00 SF/yr (NNN)
Available SF:	3,350 - 4,933 SF

SPACES	LEASE RATE	SPACE SIZE
2nd Gen Restaurant Endcap	\$28.00 SF/yr	4,933 SF
Retail Space	\$26.00 SF/yr	3,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,811	35,572	70,274
Total Population	11,999	77,085	163,271
Average HH Income	\$62,211	\$87,323	\$95,938

STATION 121- GROWTH MAP

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1st Avenue South

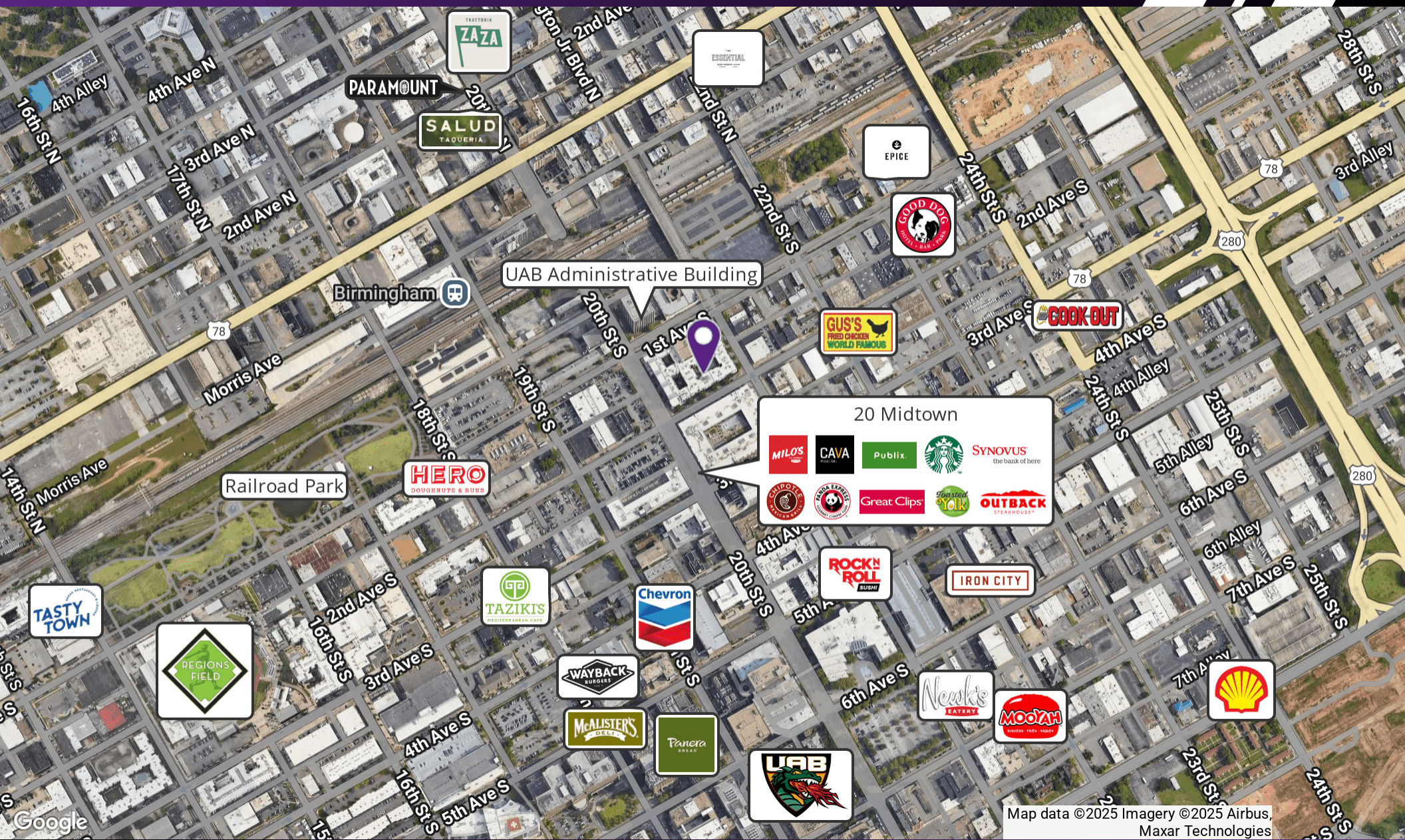


2nd Avenue South

20th Street South

STATION 121- RETAILER MAP

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STATION 121- RESTAURANT ENDCAP AND RETAIL SPACE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,999	77,085	163,271
Average Age	32	39	39
Average Age (Male)	31	38	38
Average Age (Female)	32	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,811	35,572	70,274
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$62,211	\$87,323	\$95,938
Average House Value	\$296,749	\$396,985	\$390,188

Demographics data derived from AlphaMap

