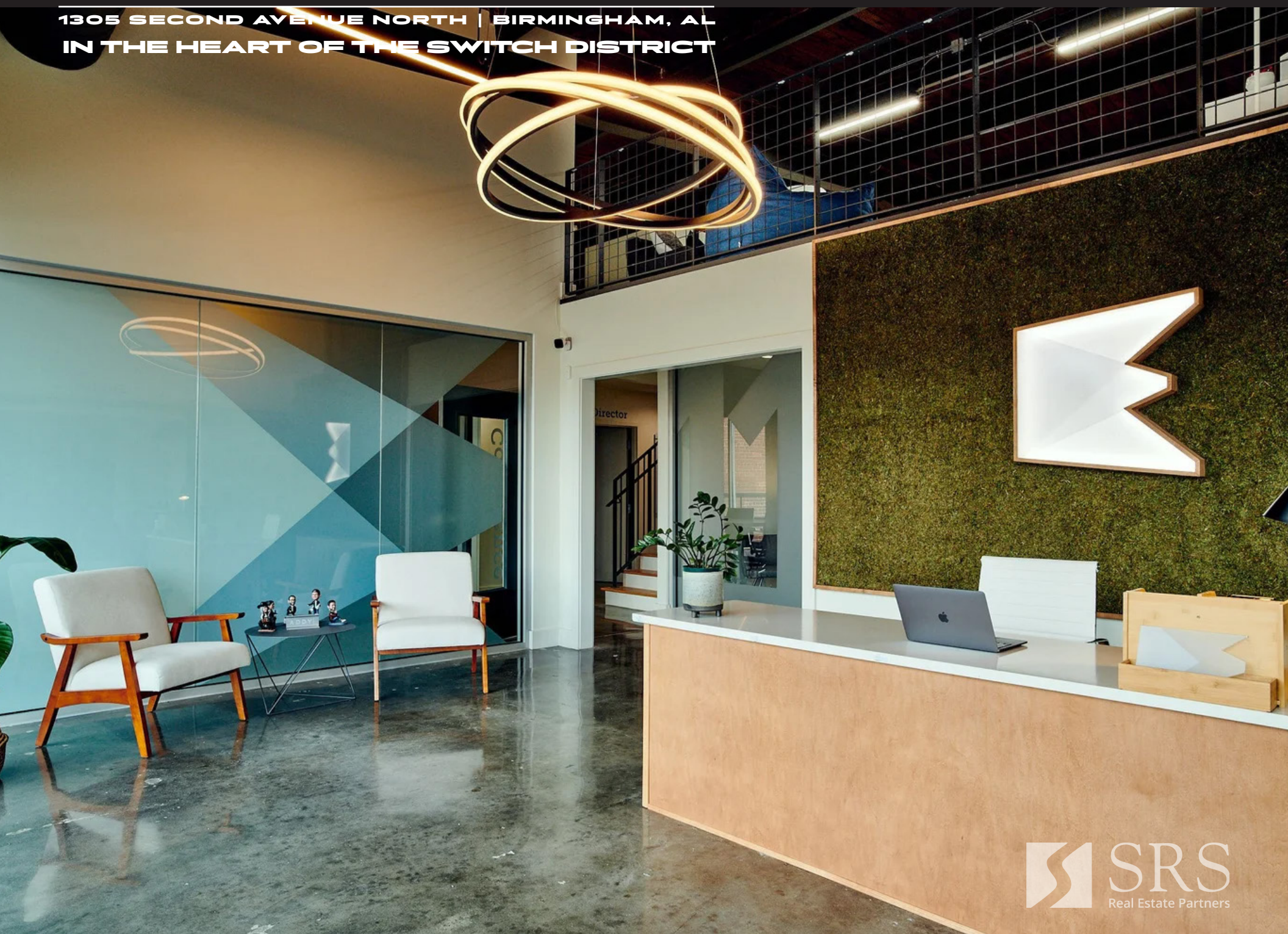


ACME BUILDING

1305 SECOND AVENUE NORTH | BIRMINGHAM, AL
IN THE HEART OF THE SWITCH DISTRICT



OVERVIEW

6,000 square feet of creative retail and office space is available for sale within the ACME Building in Birmingham, Alabama. This brick building boasts abundant character and charm with plenty of natural light, high ceilings, and modern amenities. The available adjacent unit is 2,600 SF and offers a unique opportunity in the vibrant heart of downtown Birmingham.





WORK SPACE



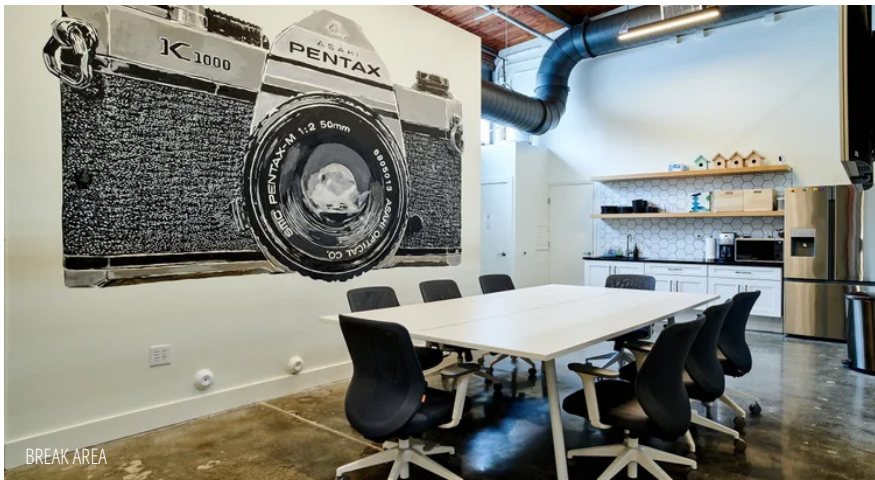
CONFERENCE ROOM



EDITING/SCREENING ROOM



HALLWAY & STAIRWELL



BREAK AREA



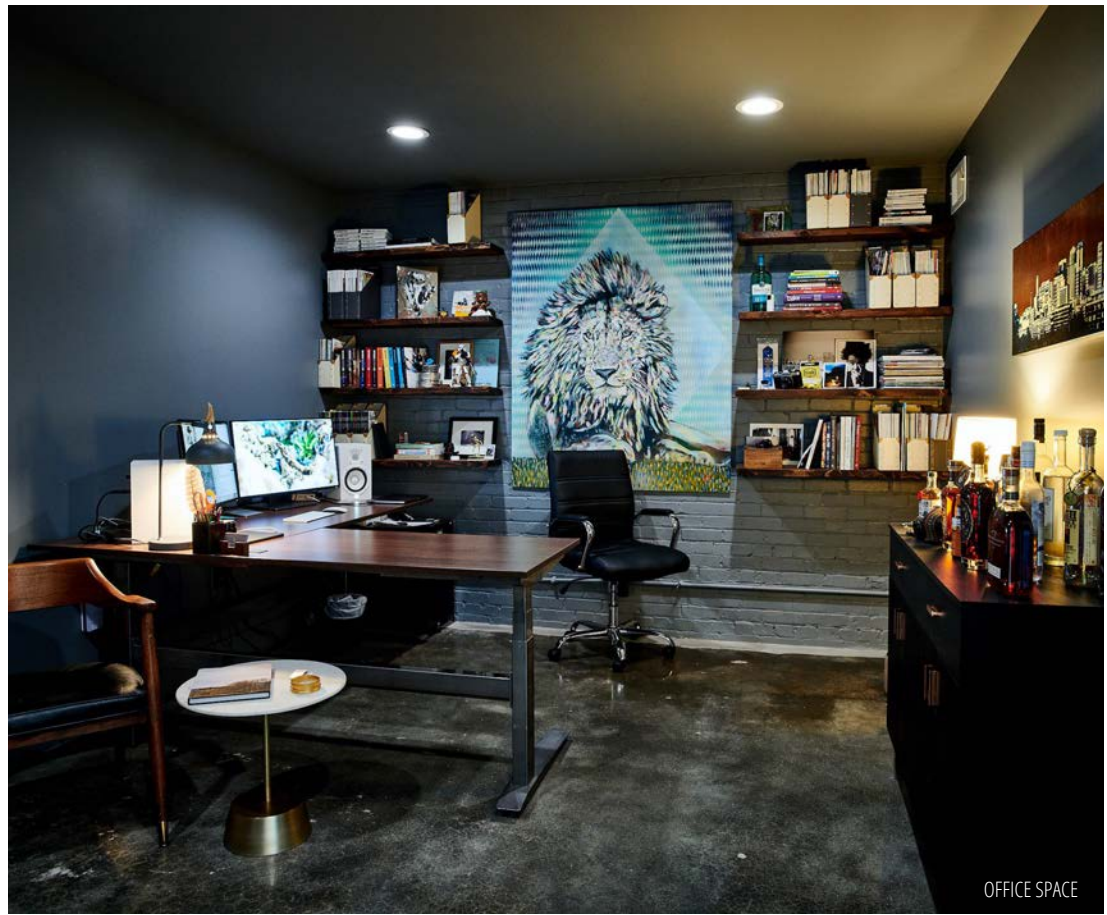
LOFT



LOFT



QUIET ROOM

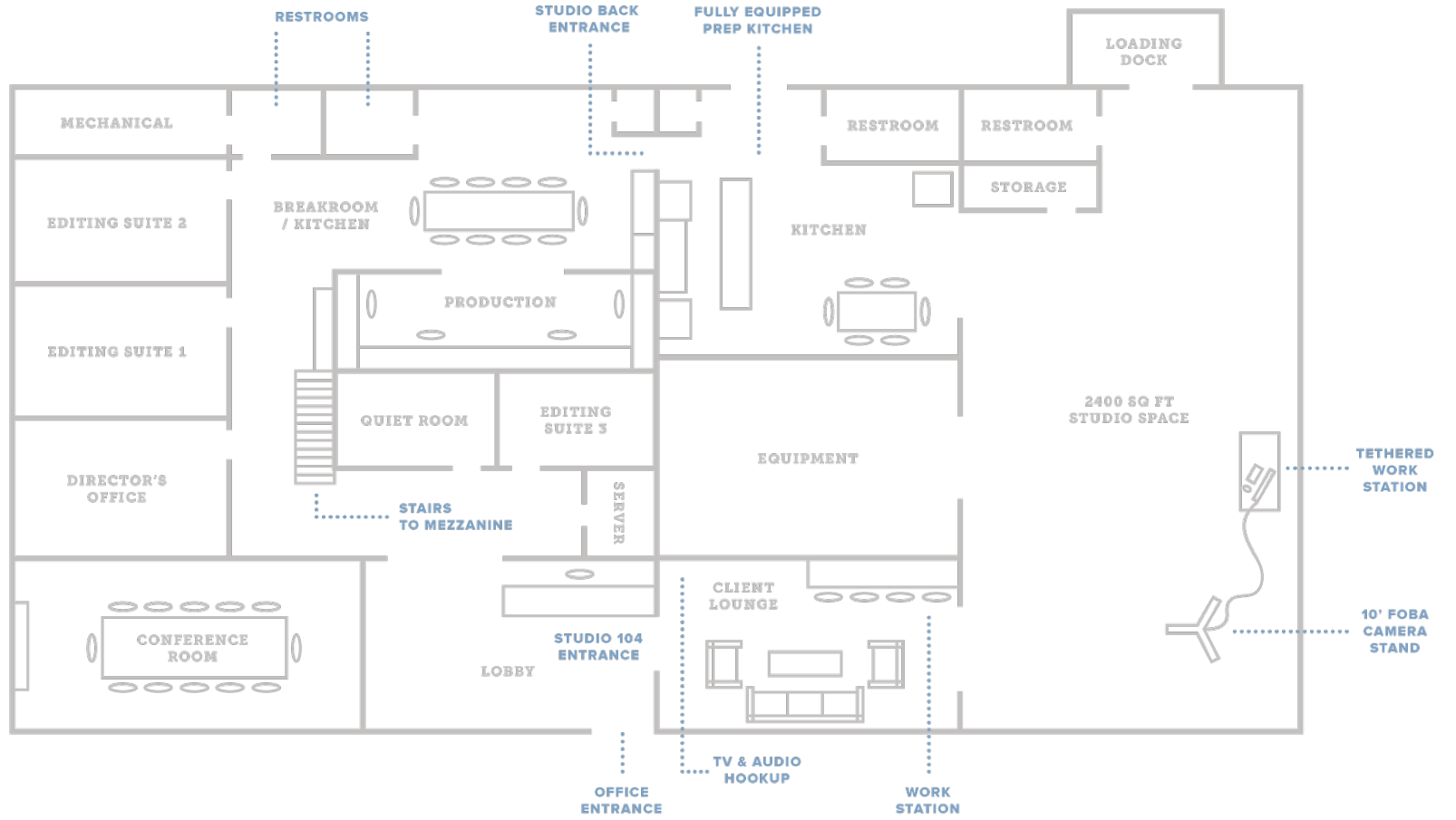


OFFICE SPACE

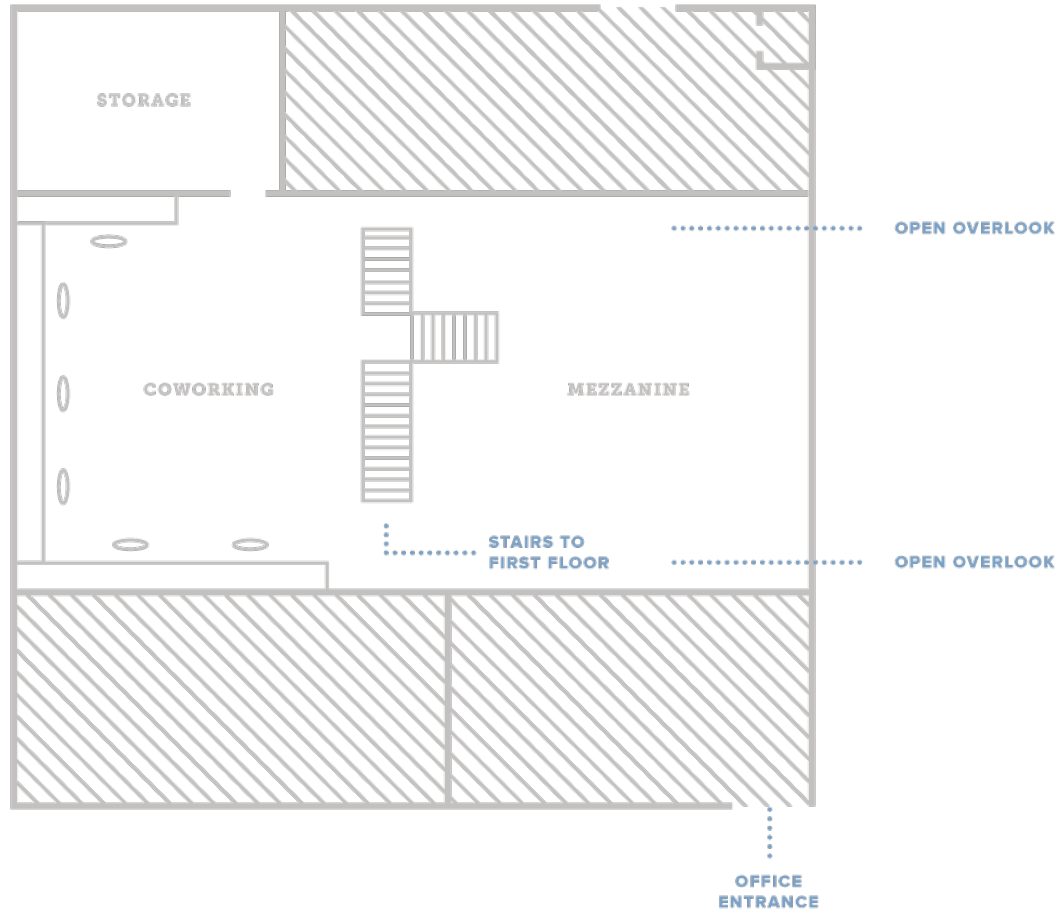


BREAK AREA

SITE PLAN | MAIN



SITE PLAN | MEZZANINE



LOCATION

The ACME Building is ideally located in the heart of downtown Birmingham within The Switch District, an innovation hub supporting technology-driven businesses. Part of downtown Birmingham's success is a tool used by cities to create and manage vibrant urban cores, the Business Improvement District (BID), which helps drive ongoing improvements and connectivity.

Anchored by Innovation Depot, the Southeast's largest tech startup center offering office, lab, and co-working space, The Switch fosters collaboration and growth. The property offers convenient access to major expressways, Birmingham-Shuttlesworth International Airport, public transit, and is steps from the Central Business District, Civil Rights District, Fourth Avenue Business District, and Parkside.



77,116
Total Population



36,461
Total Households



\$73,667
Average HH Income



181,884
Daytime Population



RECEPTION AREA

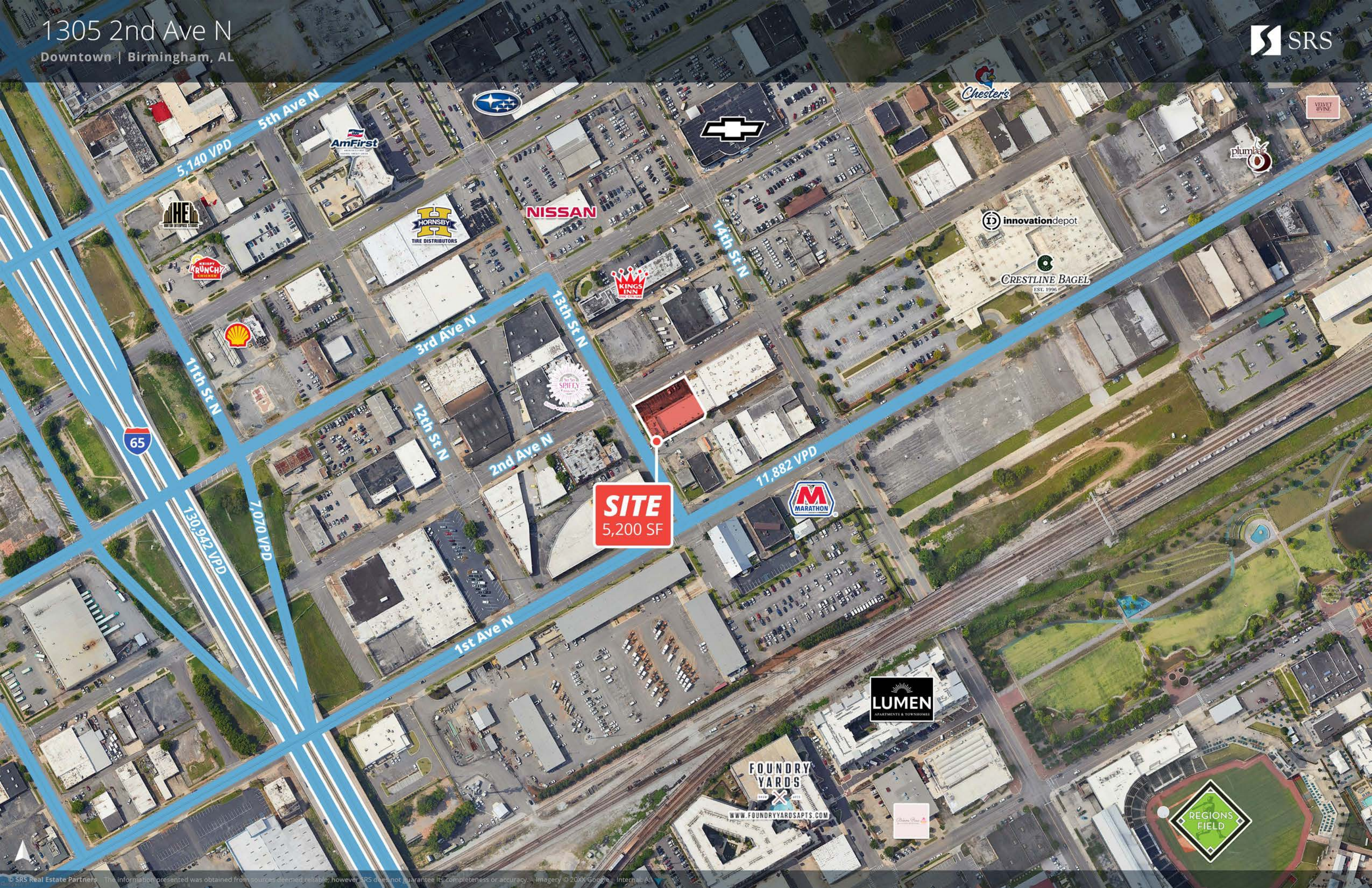
The ACME Building includes gated parking and is located within a short walk from more than 2,000 residential units and Birmingham's largest urban green space - Railroad Park.



RECEPTION



1305 2nd Ave N
Downtown | Birmingham, AL



SITE
5,200 SF

5th Ave N
5,140 VPD

11th St N



130,942 VPD

7,070 VPD

3rd Ave N

12th St N

1st Ave N

2nd Ave N

13th St N

14th St N

11,882 VPD



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TRAFFIC DRIVERS

Birmingham-Jefferson
Convention Center

1,000
ANNUAL EVENTS
1.3 Million
ANNUAL VISITORS

Sheraton
757 ROOMS

Top Golf
Entertainment Complex

Protective Stadium
Outdoor Multi-Purpose Stadium
47,100 Capacity

Uptown
Entertainment
District

The Westin
294 ROOMS

Marconi Park
Green Space

**Birmingham
Museum of Art**

Linn Park
Green Space &
Entertainment Venue

Hampton Inn
149 ROOMS

**US Social Security
Administration**
1,800
EMPLOYEES

**Don Kresge
Radio Museum**

**Alabama
Power Co**
3,092
EMPLOYEES

**Birmingham
Civil Rights Institute
& Kelly Ingram Park**

**City Club
Birmingham**

Redmont Hotel
120 ROOMS

Theatre District

ALABAMA THEATRE
LYRIC THEATRE
CARVER THEATRE
RED MOUNTAIN THEATRE CO
MCWANE SCIENCE CENTER & IMAX

Innovation Depot

HOME TO ALMOST 200
BIRMINGHAM TECH STARTUPS
DRIVING INNOVATION AND
GROWTH

**ACME
BUILDING**

Railroad Park
Outdoor Recreation
Venue

Hilton Garden
295 ROOMS

Springhill Suites
150 ROOMS

Regions Field
Home to Minor League
Birmingham Barons
8,500 Capacity

Courtyard
122 ROOMS

University of Alabama
Hospital & Campus

28,000+
EMPLOYEES
20,800
STUDENTS (FALL 2025)
95,879
PATIENTS DISCHARGED / YR

Residence Inn
129 ROOMS

UAB St Vincent's
Medical Center

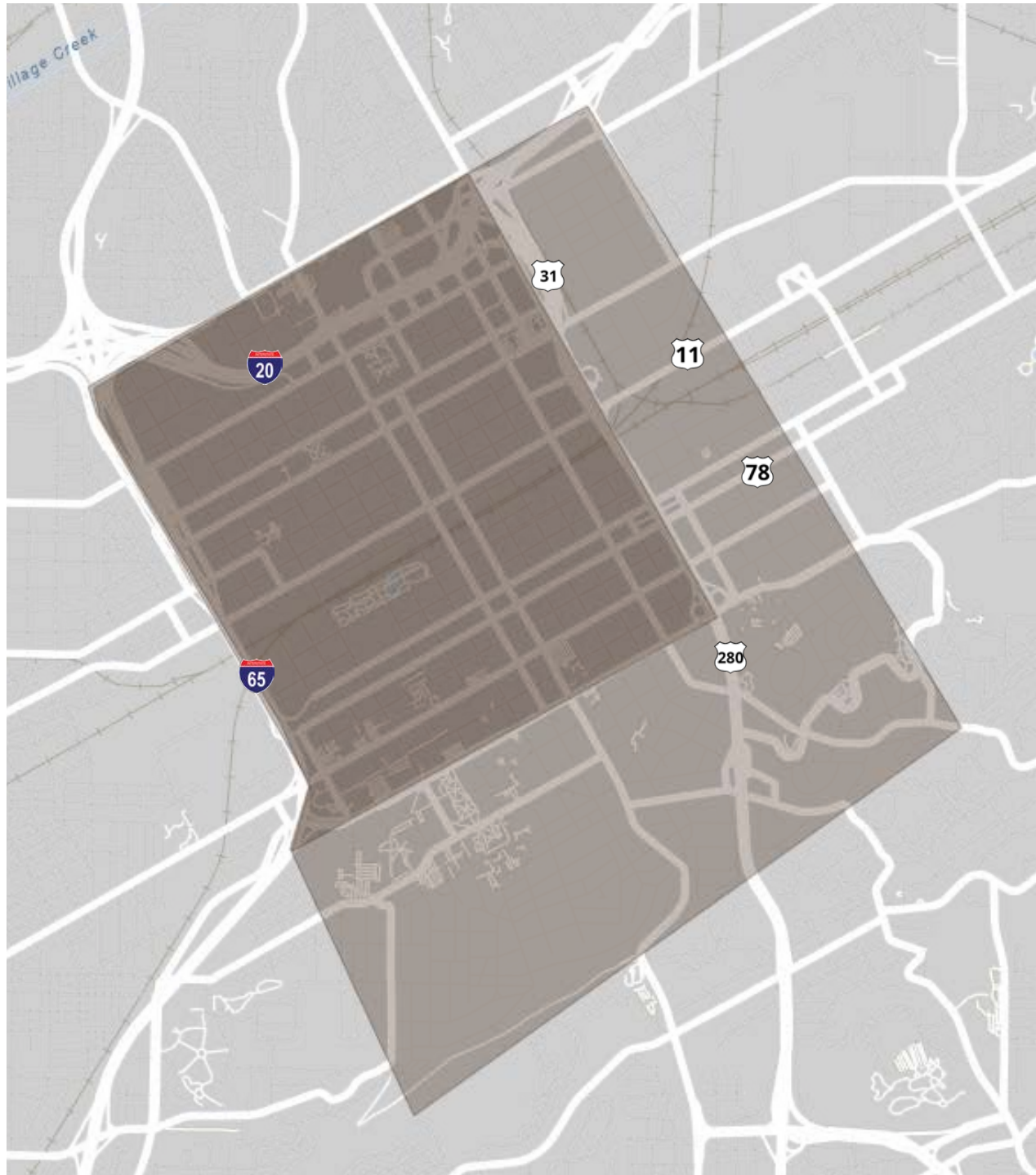
5,100
EMPLOYEES

TRADE AREA

DEMOGRAPHICS

| TRADE AREA | | SECONDARY MARKET |
|---------------------------------|----------|------------------|
| 2025 POPULATION | 7,476 | 15,613 |
| 2025 HOUSEHOLDS | 4,153 | 7,408 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$52,874 | \$52,007 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$78,000 | \$86,431 |
| MEDIAN AGE | 29.6 | 29.1 |
| HIGHER EDUCATION | 64.3% | 73.2% |
| TOTAL EMPLOYEES WORKING IN AREA | 84,728 | 17,996 |
| TOTAL DAYTIME POPULATION | 88,110 | 24,458 |
| RACE/ETHNICITY | | |
| WHITE | 46.2% | 63.1% |
| BLACK | 38.8% | 21.1% |
| ASIAN | 7.8% | 8.4% |
| OTHER | 5.7% | 5.5% |

SOURCE: ESRI 2025



Edit 2



FOR MORE INFORMATION CONTACT:
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