

MACARONI LOFTS

MACARONI

FOR SALE OR LEASE

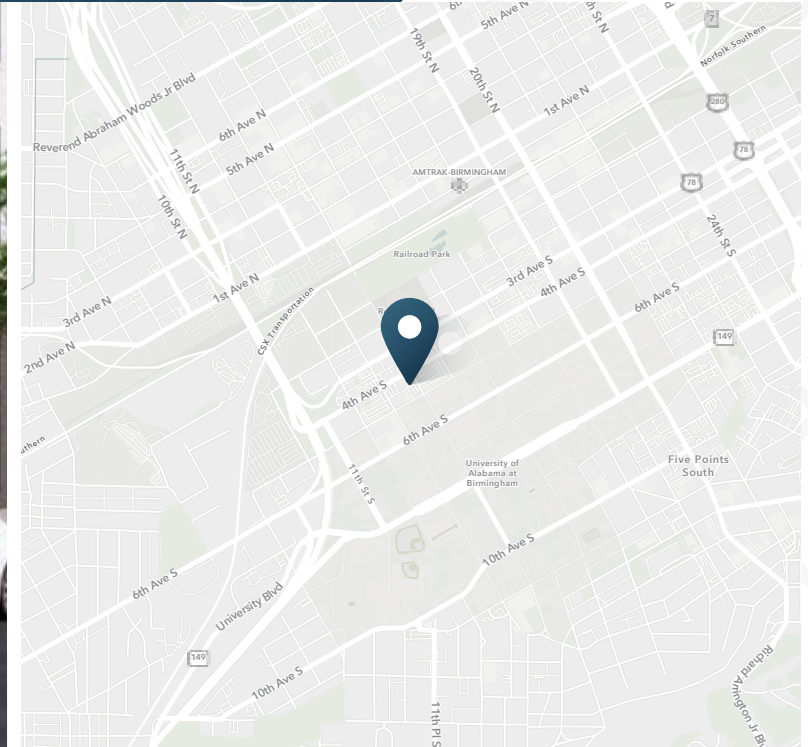
Macaroni Lofts

1329 Fourth Avenue South | Birmingham, AL 35233



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4,800 SF
Available

ABOUT THE PROPERTY

- Macaroni Lofts is an adaptive re-use development in the Parkside District of Birmingham, AL.
- This boutique building is home to 44 upscale residential lofts with street level retail.
- Within walking distance to Railroad Park, Regions Field, and Publix, the Macaroni Lofts provides a rare opportunity in the heart of Parkside.
- Just north of UAB and Children's Hospital, employees seek the convenience of Parkside.
- Elevated community courtyard with views of city skyline and Regions Field.

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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 12,035 | 81,193 | 169,998 |
| Average HH Income | \$62,520 | \$86,497 | \$94,532 |
| Total Daytime Population | 90,739 | 194,549 | 295,322 |

Year: 2023 | Source: Esri

TRAFFIC COUNTS

| | |
|----------------------------------|-------------|
| University Boulevard, SW of Site | 28,457 VPD |
| University Boulevard, SE of Site | 22,901 VPD |
| I-65, E of Site | 122,676 VPD |
| 4th Avenue South, E of Site | 10,417 VPD |

Year: 2022 | Source: ALDOT

Macaroni Lofts: Interior Renderings

1329 Fourth Avenue South | Birmingham, AL 35233







Protective STADIUM
45,000 CAPACITY
\$200M MULTI-USE, OPEN-AIR STADIUM
OPENING KICKOFF OCTOBER 2021
HOME TO ACC: **UAB BLAZERS**
HOME TO USFL: **STALLIONS**

BJCC
220,000 SF OF EXHIBIT SPACE
100,000 SF IN 74 MEETING ROOMS
3,000-SEAT CONCERT HALL
1,000-SEAT THEATRE | 274-SEAT FORUM THEATRE
HOME TO: **LEGACY ARENA**
\$125M RENOVATION 2021
19,000 SEATS
HOME TO: **SQUADRON**
NBA G-LEAGUE (NEW ORLEANS PELICANS)

THE STAR
PLANNED MIXED-USE DEVELOPMENT
OFFICE, RETAIL, ENTERTAINMENT,
HOTEL, AND RESIDENTIAL
52-ACRE TRACT

UPTOWN
SOUTHERN **Expenses** TEXAS de BRAZIL
MUGSHOTS SANTOS SUBWAY
ASHOT WESTIN SHERATON

NATIONAL HISTORIC LANDMARK
SLOSS

AVONDALE DISTRICT

Southern Company
Alabama Power

20th ST. DISTRICT
20th ST. DISTRICT
2ND AVENUE DISTRICT
MORRIS AVE DISTRICT

ADVENIR
at Station 121
200+ UNITS

THE BATTERY
true40

20 MID TOWN
406 UNITS (STUDIO TO 3 BR)
Publix
MILO'S
AT&T

LAKESIDE DISTRICT

ROJO
CHINO'S COSTES

LUMEN
UAB STUDENT HOUSING
454 BEDS
FULLY FURNISHED
STUDIO TO 5 BR APTS

FOUNDRY X YARDS
268 RESIDENTIAL UNITS

DENHAM
MIXED-USE | 59 RESIDENTIAL UNITS
LUCKIE
East Point
iHeart MEDIA

MACARONI
44 UNITS

FLATS 4TH
186 UNITS

THE PALMER
228 UNITS
STUDIO TO 2 BR

URBAN SUPPLY
PLANNED DEVELOPMENT
FOOD | FITNESS | COMMUNITY
THRIVE + COWORKING

Basball
409 BEDS
LUXURY STUDENT APTS

PIPELINE - UAB BIRMINGHAM
160 UNITS | 381 BEDS

WALLES
45 UNITS
YummeTV PNC

BLANK SLATE

ENGLISH VILLAGE
Little Hardware
MPOWER PILATES + CYCLE



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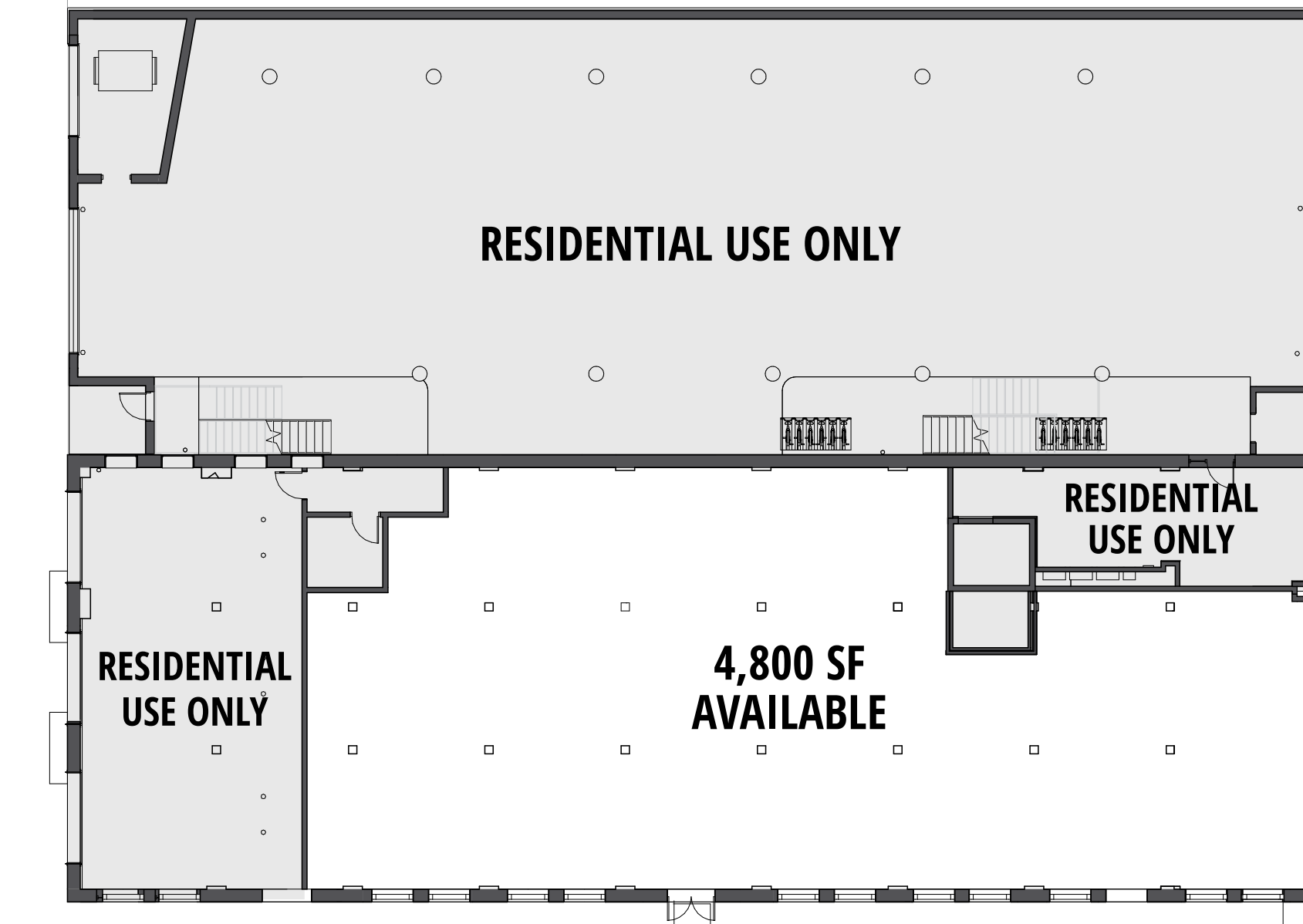


MACARONI LOFTS

The Birmingham Macaroni Company manufactured Eagle Brand macaroni, spaghetti and grits in Birmingham from a three-story 50 foot by 100 foot plant at 14th Street and Avenue D on Southside. The company was owned by P. J. Serio and kept its offices in the Empire Building with C. S. Simmons as secretary and treasurer.

When described in 1911, the Birmingham Macaroni Company produced 6,000 pounds of pasta a day using 30 barrels of flour. The plant was staffed by 20 employees, many of them native Italians and was equipped with modern machinery.

In 2015 the UAB Educational Foundation purchased the property from Lillian Coyle for \$600,000. Three years later, it sold the building to Macaroni LLC for \$810,000. The company, which includes Kathy Okrongley of KO Development, initially proposed a 20-unit condominium redevelopment, dubbed Macaroni Lofts. During development, the scale of the project was increased to 35 units, with a new connecting wing to be built on an adjacent lot. Recent enthusiasm for the project spurred an additional nine units to be added, for a total of 44, including three penthouses.



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DEMOGRAPHIC HIGHLIGHTS

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Average Household
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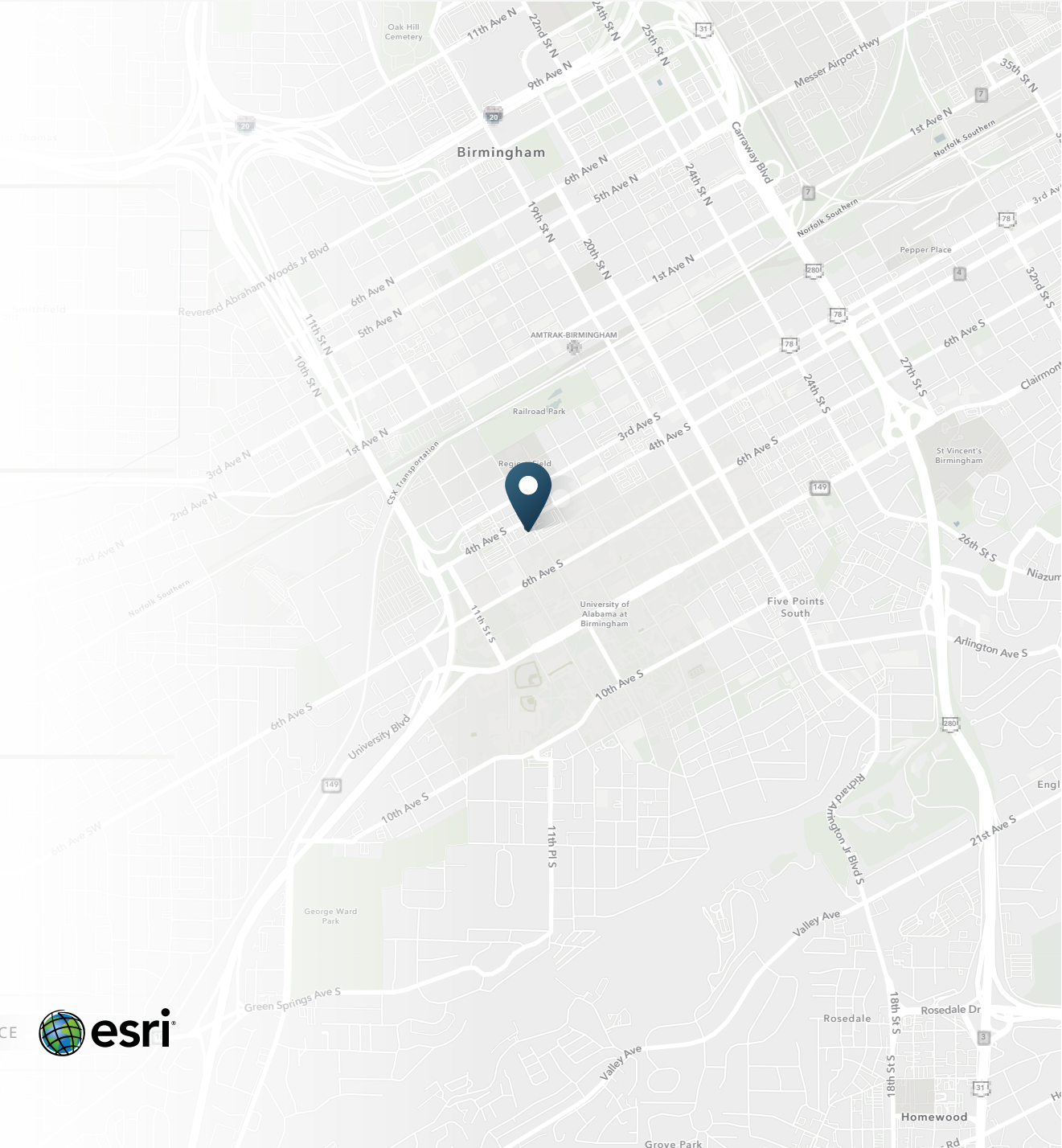
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 

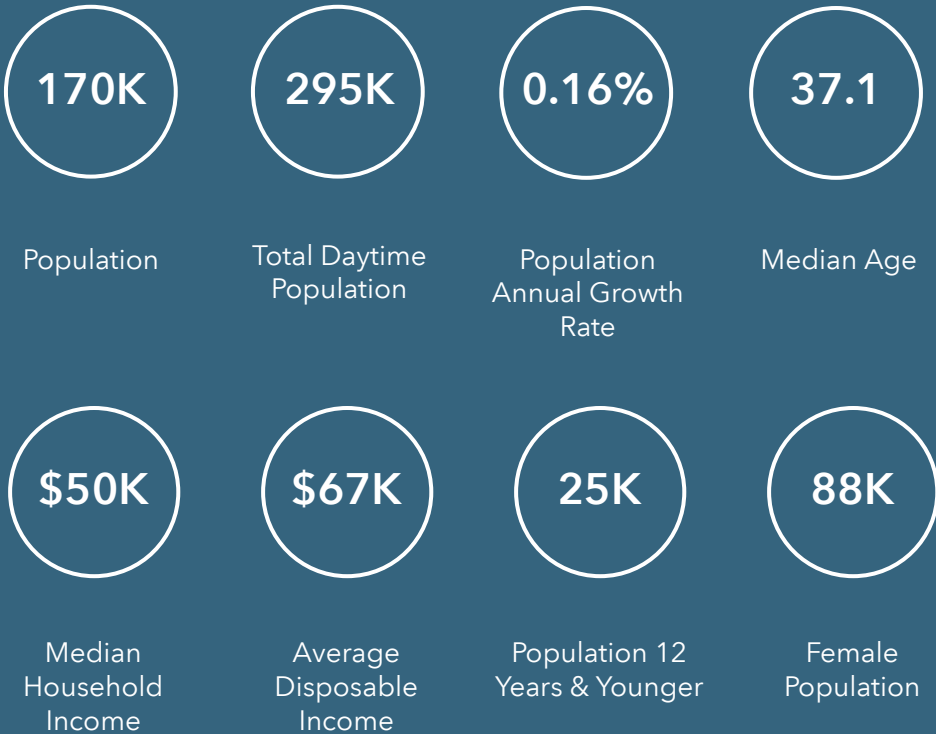


TARGET MARKET SUMMARY

1329 4th Ave S, Birmingham, Alabama, 35233

Ring of 5 miles

KEY FACTS



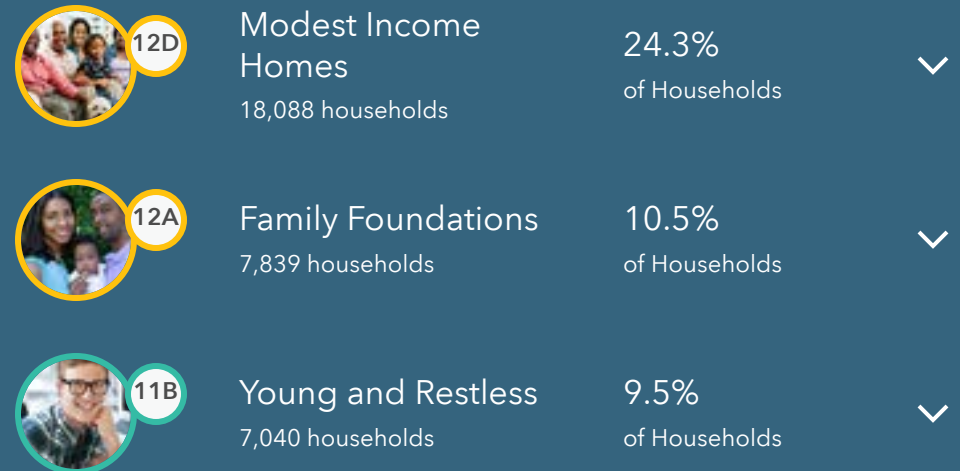
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2023, 2028.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments





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