



OFFICE/RETAIL FOR LEASE

Downtown Woodlawn, Birmingham, AL 35212

Located in the heart of the vibrant Woodlawn Community

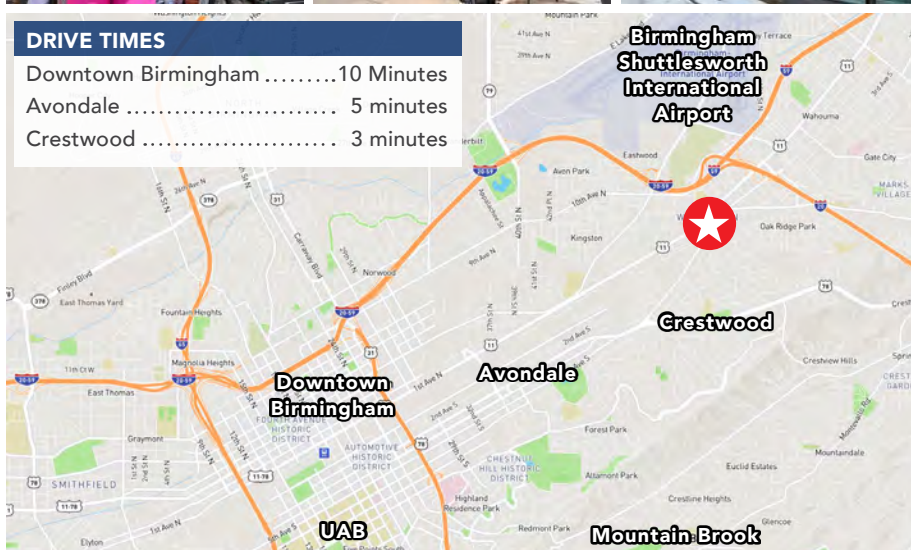
WOODLAWN

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 SUITE:

5528 1st Ave S, Birmingham, AL 35212

- ±781 SF
- Corner retail suite, highly visible.
- Adjacent to Woodlawn Marketplace
- Signage opportunity



OFFICE SUITES:

1 55th Pl S, Birmingham, AL 35212

- ±150 / 276 / 132 SF
- Second floor office space with ample natural light
- Shared lobby area
- Rear gated parking area
- Shared restroom



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.

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OFFICE FOR LEASE

±150 / 276 / 132 SF



Office Suite



Office suite (furniture rendering)



Shared Bathroom



Lobby Area (furniture rendering)



Steps from the bus station



Rear gated parking



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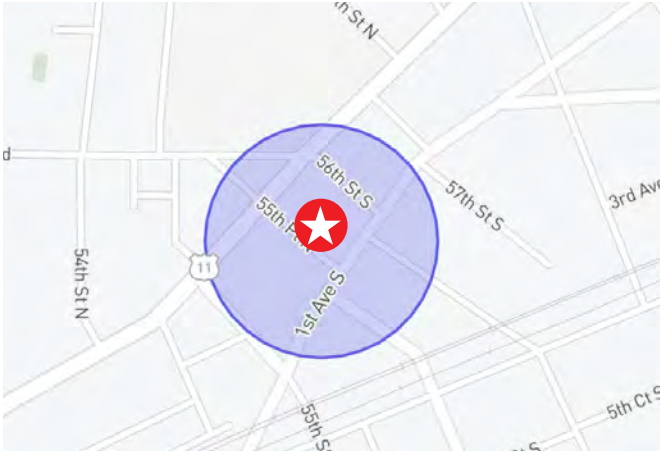
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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



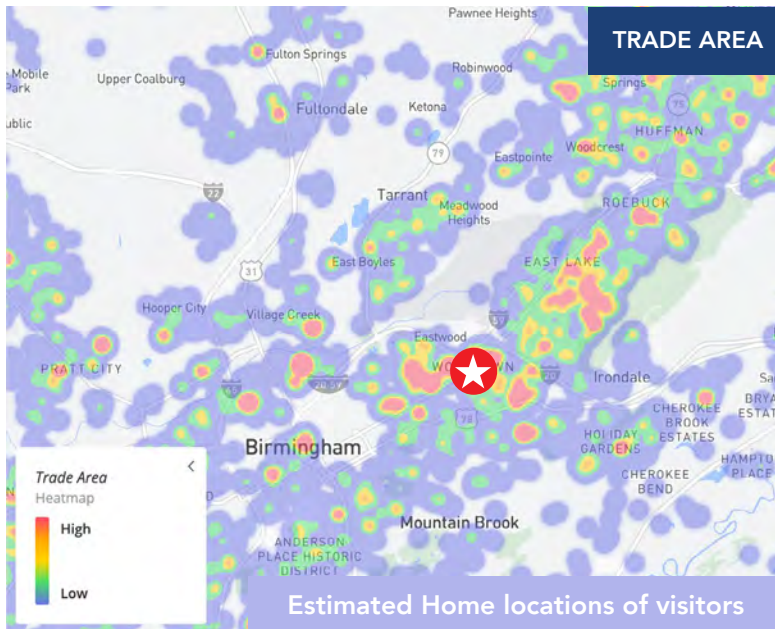
12 MONTH DEMOGRAPHICS WITHIN 500 FT

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

Estimated Home locations of visitors



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