

5 POINTS SOUTH RETAIL/OFFICE SPACE FOR LEASE

1101 20TH ST S, BIRMINGHAM, AL 35205



PROPERTY HIGHLIGHTS

- Prime Location: Adjacent to a nationally award-winning restaurant with a spacious outdoor patio, offering high visibility at the convergence of five major streets.
- High Foot Traffic: Positioned at the main artery from the suburbs to downtown Birmingham, with thousands of residents and workers within walking distance, including the UAB community and nearby hotels.
- Culinary & Retail Hub: Situated in Birmingham's premier neighborhood, known for over 40 culinary destinations and 30 retailers, making it a key spot in a bustling "town within a city."
- Proximity to UAB: Walkable distance to the University of Alabama at Birmingham, the state's largest employer with over 21,000 employees and 21,000 students, offering a built-in customer base.
- Economic Vibrancy: \$48.8 million in public and private investments since 2017 has spurred business growth, with more than 209 new jobs added to the Five Points South Business District.
- Historic Appeal: Located in a National Register of Historic Places neighborhood, offering charm and prestige with modern amenities in Birmingham's first streetcar suburb.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NN)
Available SF:	1,729 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,760	36,098	73,875
Total Population	16,533	80,329	170,731
Average HH Income	\$77,003	\$100,542	\$102,471

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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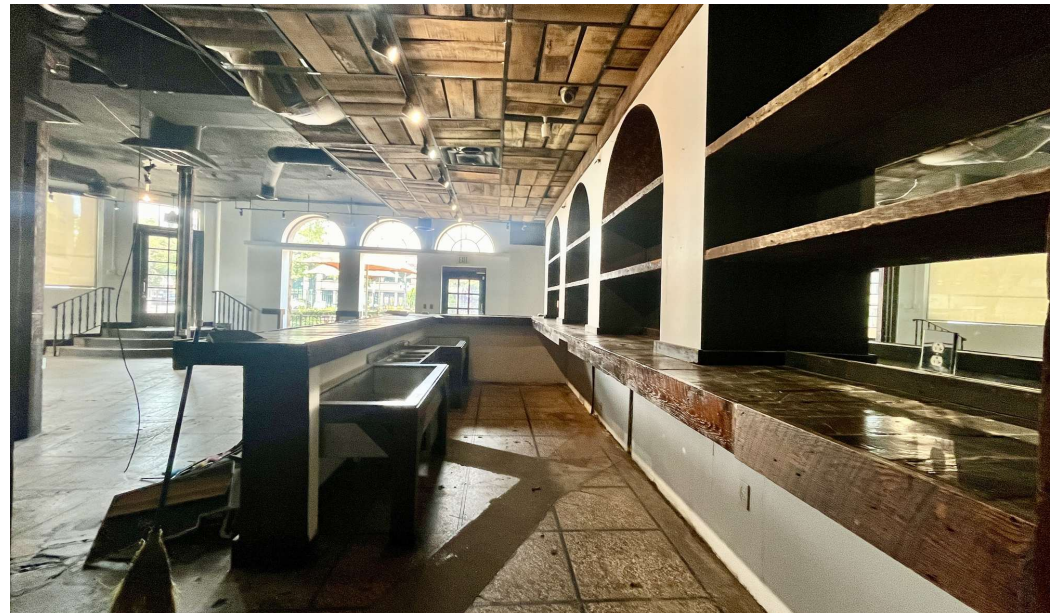
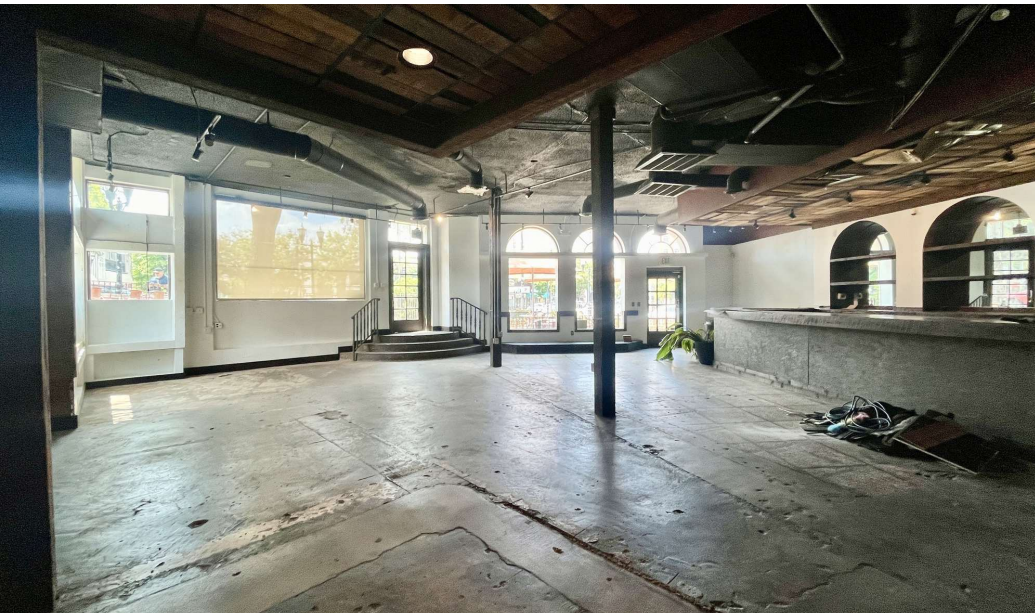
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