



FOR LEASE

The Palmer Parkside

1415 3rd Avenue South | Birmingham, AL



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1415 3rd Avenue South | Birmingham, AL 35233



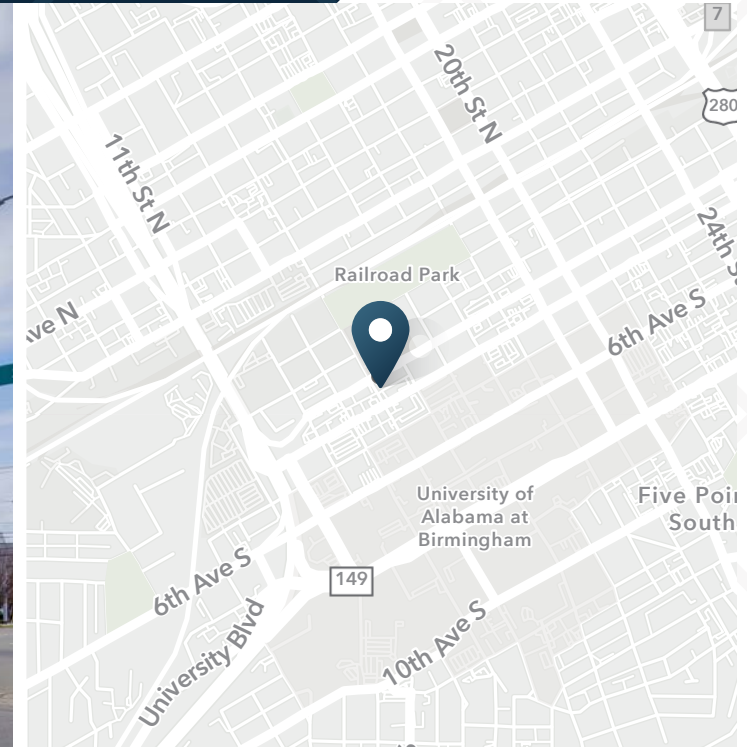
FOR LEASE

1,470 SF
Available

ABOUT THE PROPERTY

- Prominent corner location with high brand visibility
- Across the street from Regions Field
- Situated below 228 luxury apartment units
- Located in the heart of bustling Parkside District
- Adjacent to The University of Alabama at Birmingham's Campus and Medical District (over 50,000 students and employees)

DEVELOPED BY



NEARBY



CONTACT

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BIRMINGHAM METROPOLITAN OVERVIEW



1,195,462
POPULATION



\$100,647
AVERAGE HH
INCOME



Nearby Consumers Include

Area: City of Birmingham
Source: Esri



1,192,385
TOTAL DAYTIME
POPULATION



473,333
TOTAL
HOUSEHOLDS



Market Highlights

500,000± visitors
annually to **Railroad Park**,
a thriving greenspace where
hundreds visit daily to enjoy the
outdoors while staying downtown
bhamnow.com

97,891 employees
and **11,696 residents within a
one-mile radius**, easily walkable
to many Points of Interest
Esri Business Data 2024)

20,905 students
enrolled at the **University of
Alabama at Birmingham**
www.uab.edu (2024 enrollment numbers)

28,000± employees
and **1,200 beds at UAB Hospital**,
the fourth largest public academic
medical center in the country and
the state's largest single employer
www.uab.edu

2,981 hotel rooms
within a one-mile radius
provides opportunity for visitors
to easily access and explore the
popular Parkside neighborhood
Esri/Google

8,500 capacity
at **Regions Field**, a minor league
baseball park and home to the
Birmingham Barons
milb.com/birmingham/ballpark/regions-field



BRIGHT YOUNG PROFESSIONALS

- Own newer computers and 2+ TVs
- Leisure activities include bars, clubs, concerts, and the beach
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga
- Eat out often at fast-food and family restaurants



DORMS TO DIPLOMAS

- When not studying or working, they are socializing with friends
- Lifelong users of computers, internet, and cell phones
- Impulse buyers; no established brand loyalty; purchase trendy clothes on budget
- Walk, bike, or carpool



METRO RENTERS

- Singles living in 20+ unit apartment buildings in metro areas
- Enjoy wine bars and restaurants
- Shop at Trader Joe's and Whole Foods for groceries
- Leisure activities include yoga, Pilates, and downhill skiing
- Walking and biking are popular

The Palmer Parkside: Nearby Living

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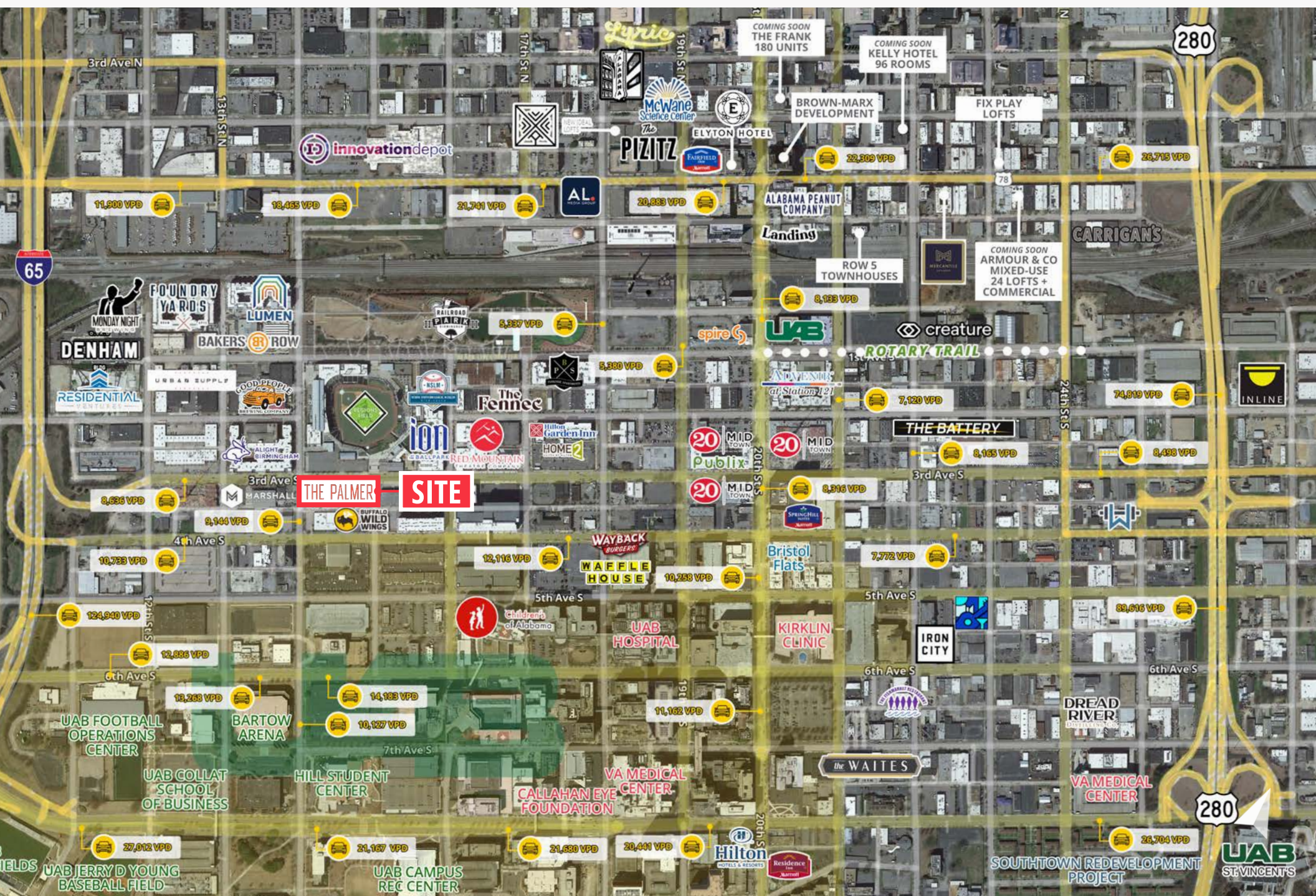
2,749
HOUSING UNITS
WITHIN ONE MILE

\$1,790
AVERAGE RENT/MONTH



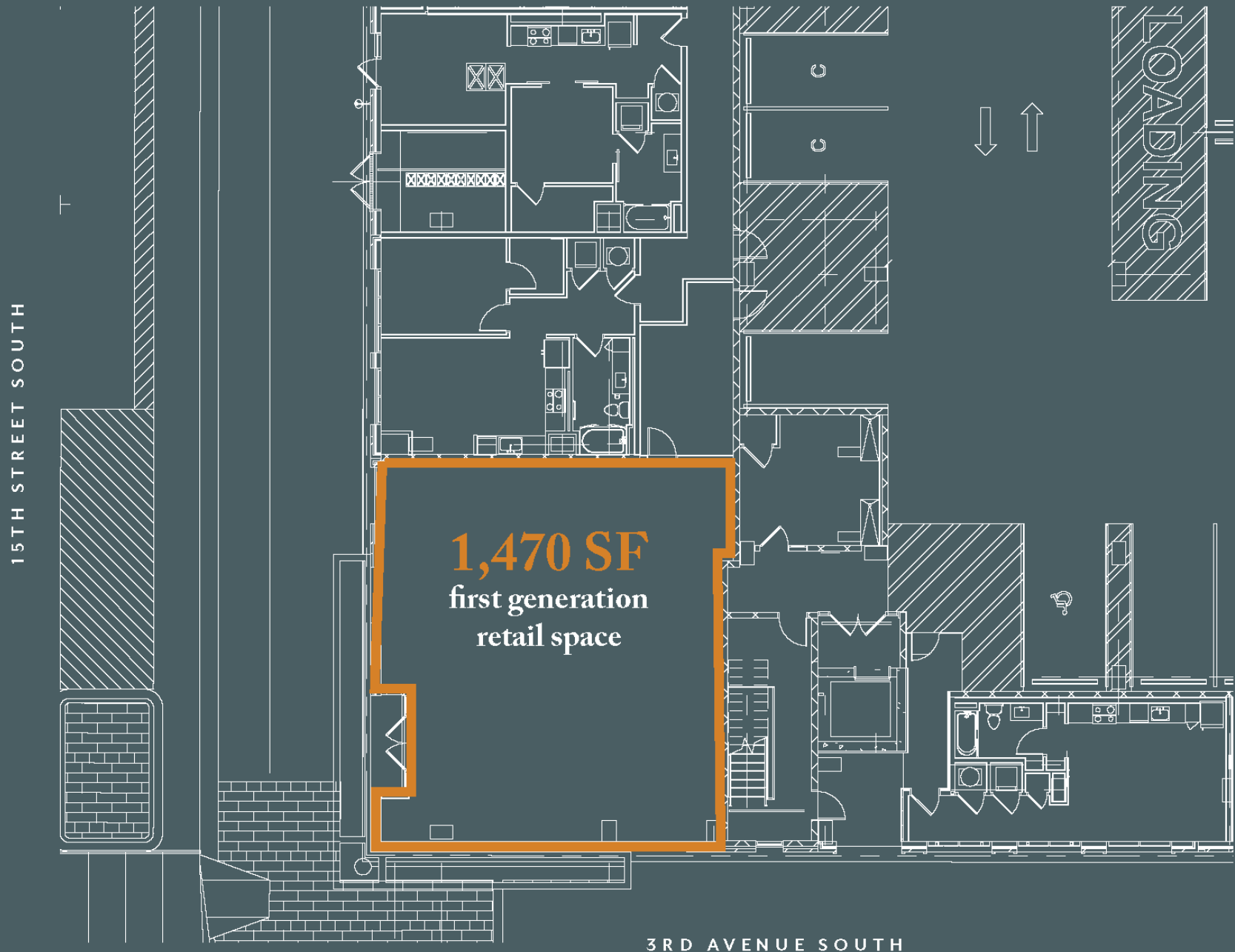
- 1 THE DENHAM BUILDING**
59 UNITS | \$1,600-\$2,700/MONTH
- 2 FOUNDRY YARDS**
268 UNITS | \$1,375-\$2,400/MONTH
- 3 ALIGHT BIRMINGHAM**
496 UNITS | STUDENT HOUSING
- 4 THE PALMER**
228 UNITS | \$1,415-\$2,525/MONTH
- 5 THE VENUE**
236 UNITS | STUDENT HOUSING
- 6 FLATS ON 4TH**
86 UNITS | \$1,050-\$2,275/MONTH
- 7 LIV PARKSIDE**
228 UNITS | \$1,320-\$2,780/MONTH
- 8 THE LUMEN**
205 UNITS | \$1,300/MONTH STUDIO
- 9 STATION 121**
261 UNITS | \$1,154-\$2,110/MONTH
- 10 20 MIDTOWN**
423 UNITS | \$1,175-\$2,895/MONTH
- 11 SOUTHSIDE STATION**
30 UNITS | \$1,258-\$1,588/MONTH
- 12 MACARONI LOFTS**
42 CONDO UNITS | COMING SOON
- 13 THE MARSHALL**
FALL 2022 | 187 UNITS | STUDENT HOUSING

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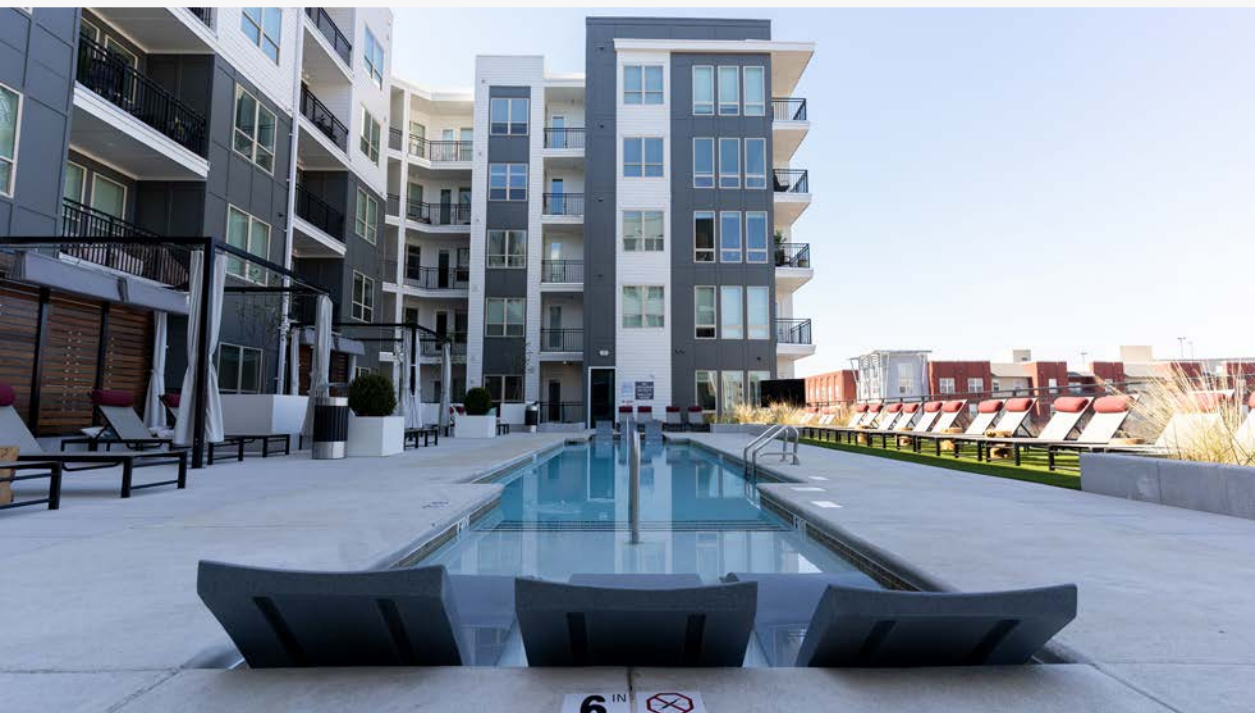
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