

3029 3RD AVE SOUTH

3029 3rd Ave S, Birmingham, AL 35233

FLEX PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Reduced from \$2,500,000! Outstanding location and visibility in Lakeview adjacent to Pepper Place. Property could be suitable for multiple uses including showroom, office warehouse, creative office, studio space, fitness, or gallery. Could also be converted to entertainment or food and beverage.

PROPERTY HIGHLIGHTS

- Built in 1953 - Zoned M-1
- 3 grade level doors
- 10' - 15' clear - fully heated and cooled except mezzanine area.
- Approximately 3,000 SF of office.
- 3 phase power

JOHN TALLY

Principal and Qualifying Broker
205.757.0237
John@tallybhm.com

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	14,000 SF
Lot Size:	14,000 SF
Building Size:	14,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,585	16,801	33,268
Total Population	9,213	35,490	72,174
Average HH Income	\$74,934	\$78,446	\$97,630

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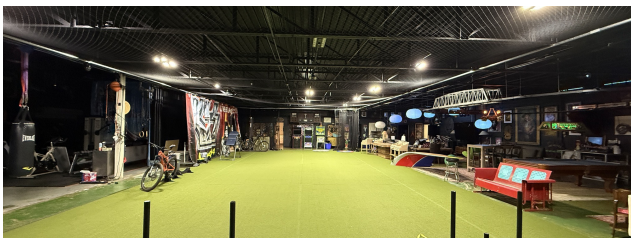
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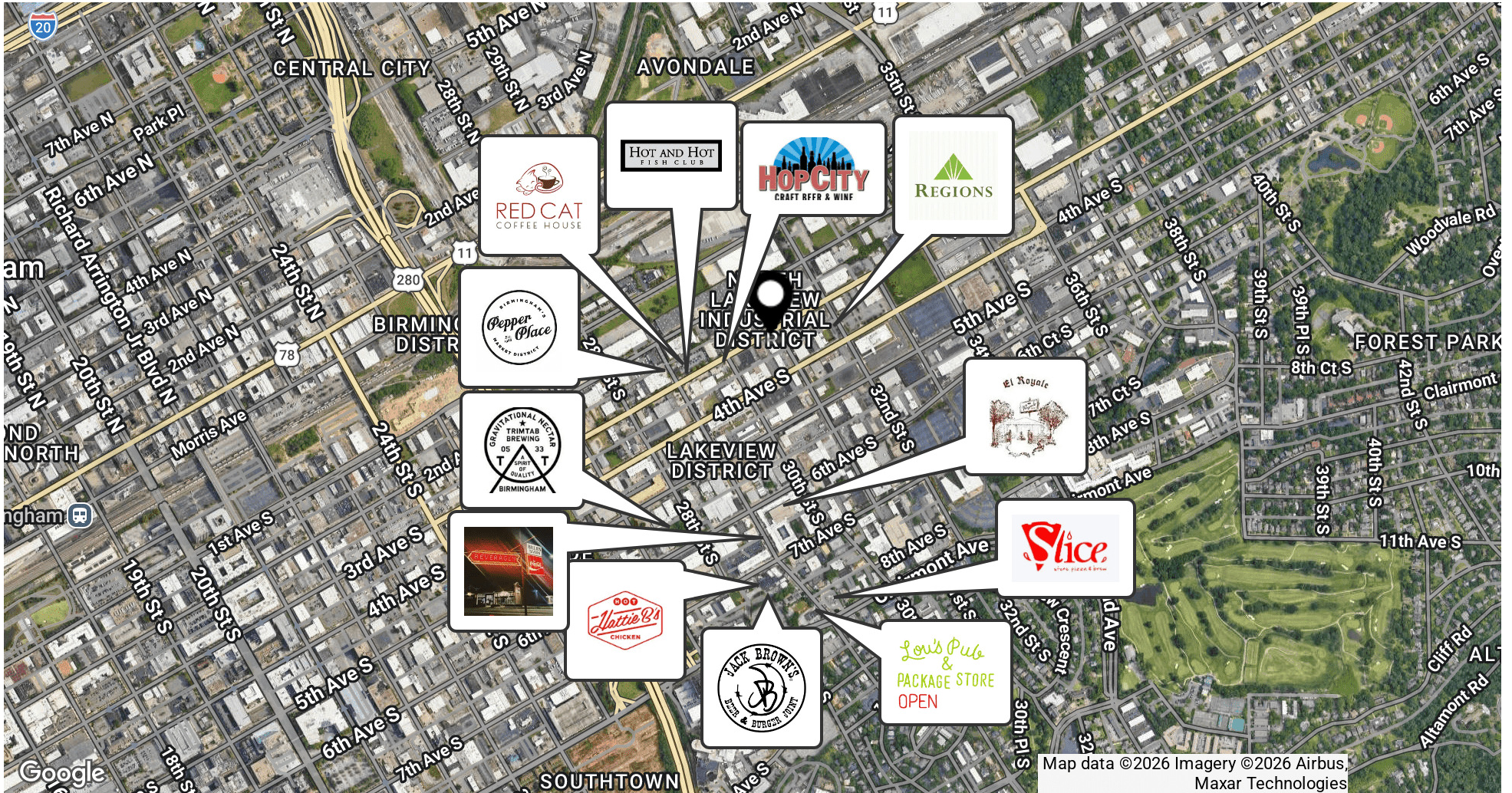
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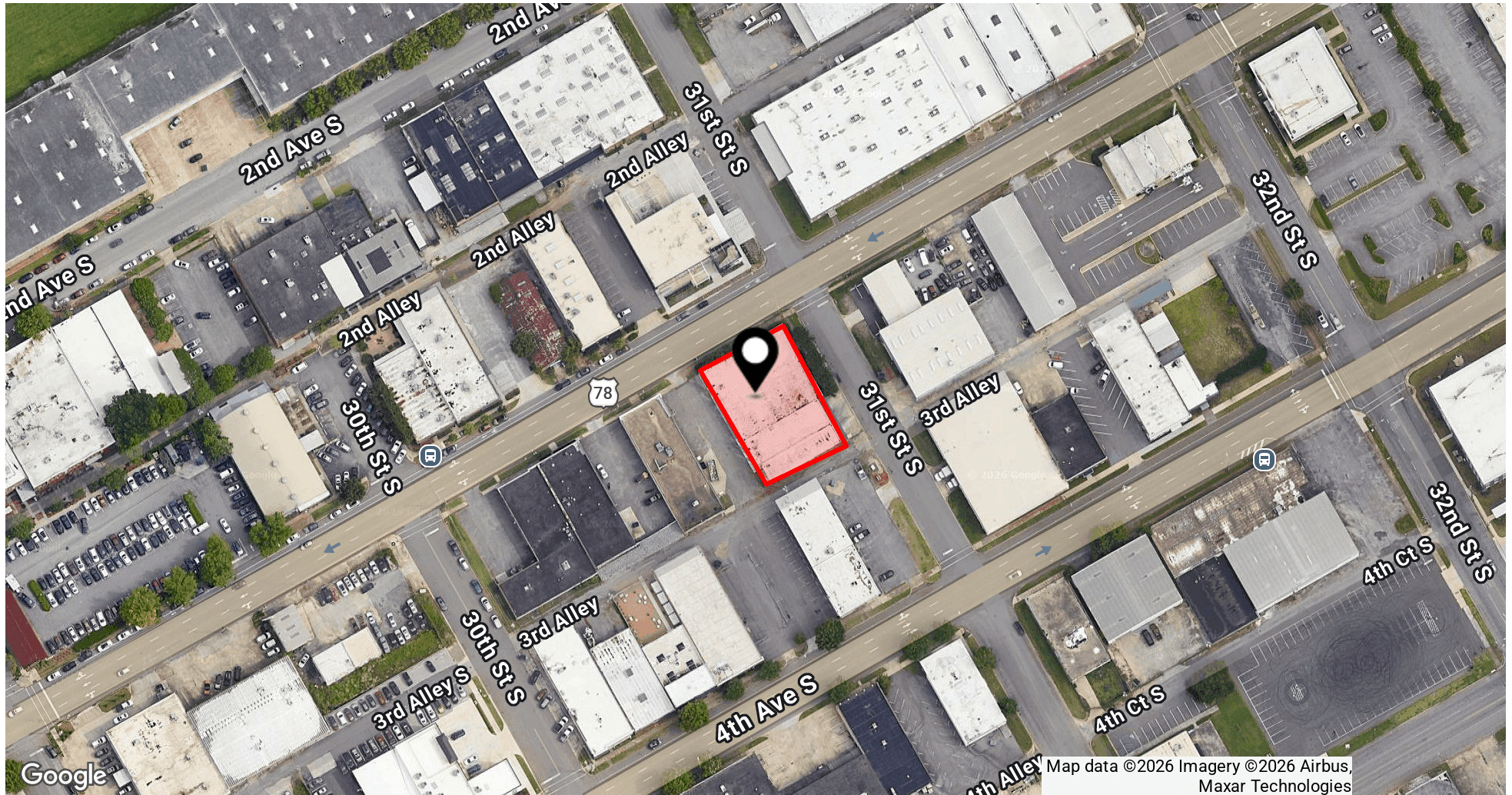
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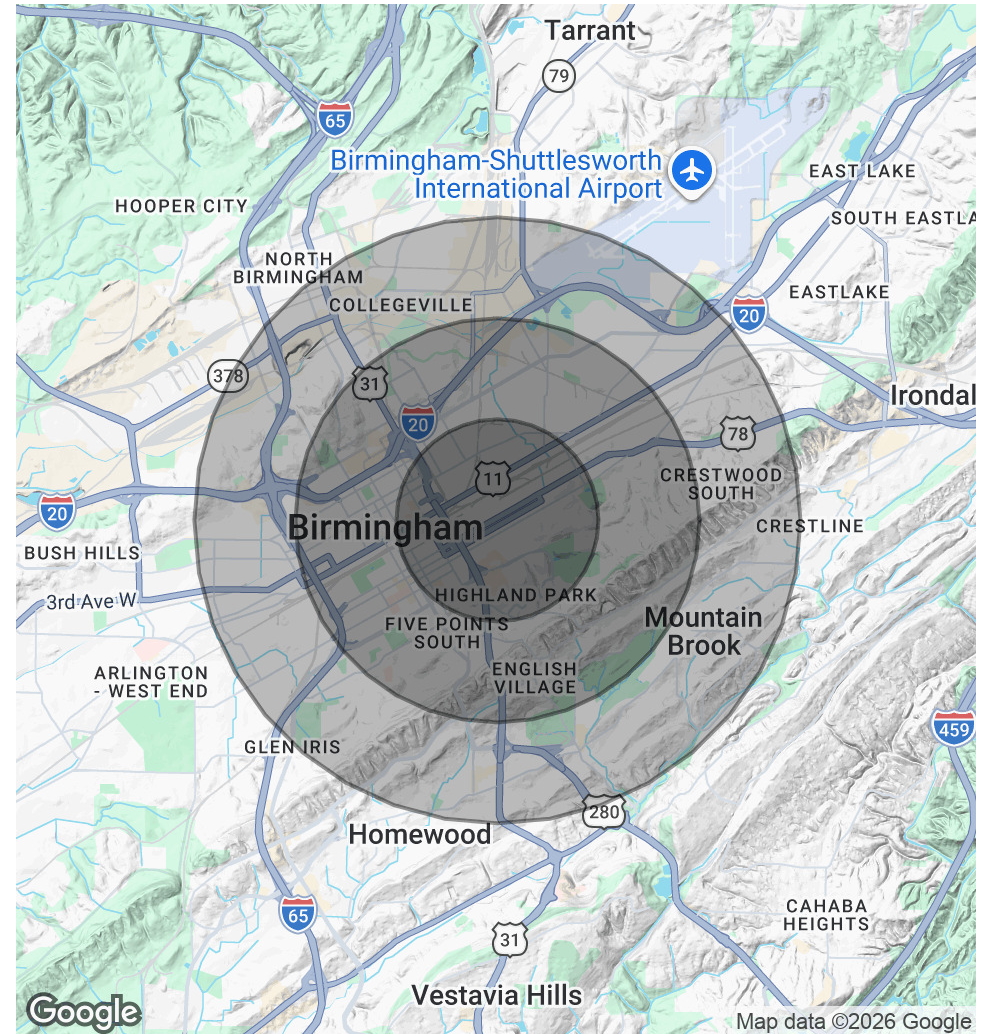
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,213	35,490	72,174
Average Age	40	38	38
Average Age (Male)	39	37	38
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,585	16,801	33,268
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$74,934	\$78,446	\$97,630
Average House Value	\$433,539	\$393,099	\$448,590

Demographics data derived from AlphaMap



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