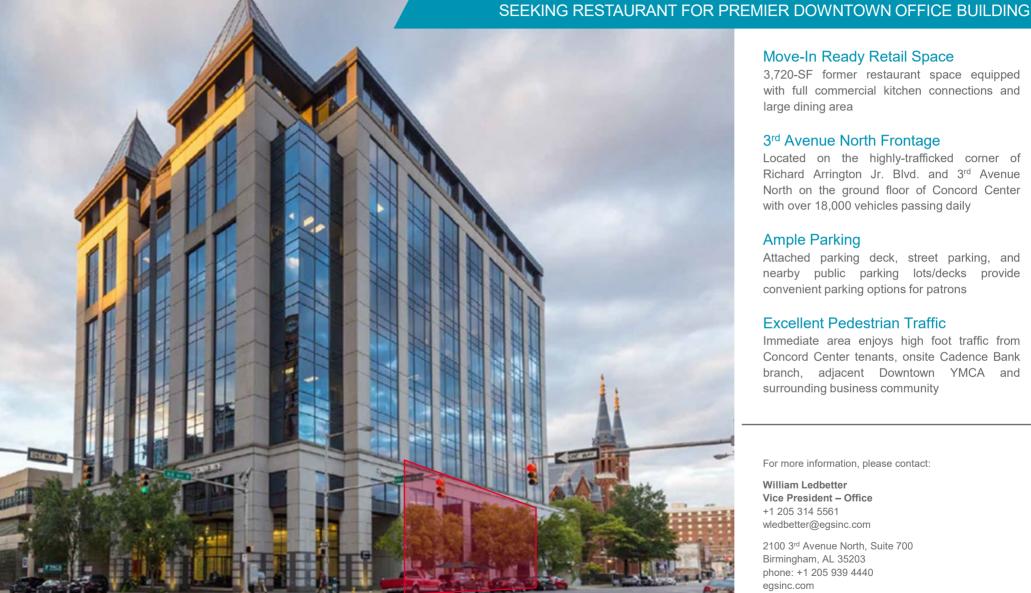


RESTAURANT SPACE FOR LEASE **Concord Center** 

2100 3rd Avenue North • Birmingham, AL 35203



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## Move-In Ready Retail Space

3,720-SF former restaurant space equipped with full commercial kitchen connections and large dining area

## 3<sup>rd</sup> Avenue North Frontage

Located on the highly-trafficked corner of Richard Arrington Jr. Blvd. and 3rd Avenue North on the ground floor of Concord Center with over 18,000 vehicles passing daily

## **Ample Parking**

Attached parking deck, street parking, and nearby public parking lots/decks provide convenient parking options for patrons

## **Excellent Pedestrian Traffic**

Immediate area enjoys high foot traffic from Concord Center tenants, onsite Cadence Bank branch, adjacent Downtown YMCA and surrounding business community

For more information, please contact:

William Ledbetter Vice President - Office +1 205 314 5561 wledbetter@egsinc.com

2100 3rd Avenue North, Suite 700 Birmingham, AL 35203 phone: +1 205 939 4440 easinc.com



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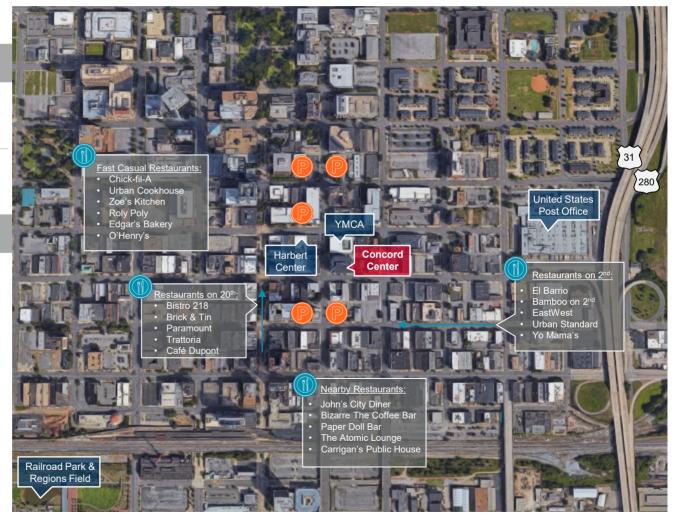
**Concord Center** is a premier, Class A office building located in Birmingham's vibrant Central Business District. Within a one-mile radius of Concord Center, there are over 40 restaurants, six hotels, over 3,000 housing units and a number of high-profile downtown businesses. Utilizing Concord Center's well located position within the downtown business community, the available retail space is ideal for a restaurant concept providing a "grab-and-go" breakfast, fast-casual lunch, or on-site dining with curbside pick-up options.

# DAYTIME BUSINESS POPULATION

	1-MILE	3-MILES
	105,536	198,715

# NEARBY RETAIL TENANTS

- The UPS Store
- Forstall Art Center & Custom Framing
- Botanica
- Storkland
- What's on 2<sup>nd</sup>
- Reed Books
- Bergoch Boutique
- RoseStory
- Alabama Peanut Com
- ...and more!



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**RESTAURANT SPACE FOR LEASE Concord Center** 

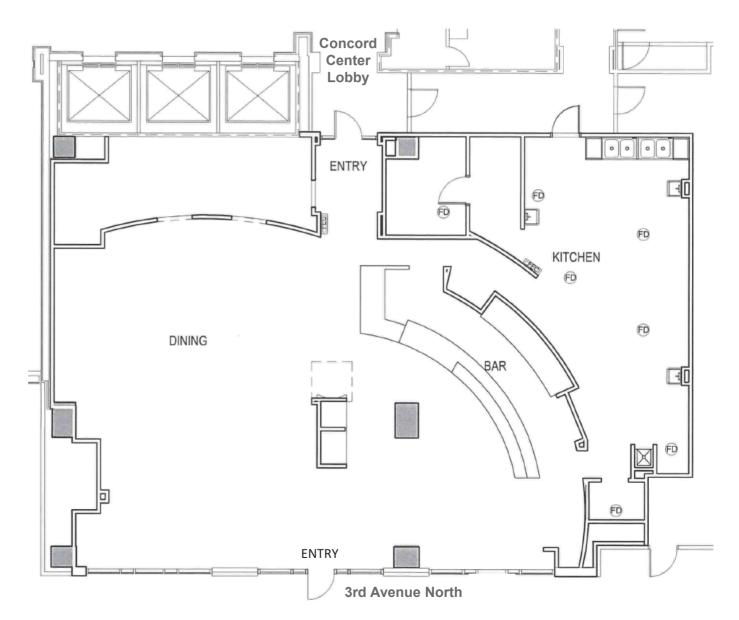
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# **Space Highlights**

- 3,720 SF on ground floor
- Direct entry from 3<sup>rd</sup> Avenue North .
- Direct access from main lobby of Concord . Center off Richard Arrington Jr. Blvd.
- Full commercial kitchen connections in place •
- Space is equipped with a washing station, . serving area / bar, large dining room







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