



## RESTAURANT SPACE FOR LEASE

# Concord Center

2100 3<sup>rd</sup> Avenue North • Birmingham, AL 35203

### SEEKING RESTAURANT FOR PREMIER DOWNTOWN OFFICE BUILDING

#### 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 3<sup>rd</sup> 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:

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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!



**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

