



BUILDING FOR LEASE

2308 2nd Ave South, Birmingham, AL 35233

Ideally located Office/Warehouse Building For Lease Along 2nd Avenue South



ASKING RATE:
\$10.50/SF NNN



BUILDING SIZE:
±3,750 SF



LOCATION:
Conveniently located on 2nd Ave South near Rotary Trail and The Battery



PARKING:
Gravel lot in rear + street parking



DETAILS:

- Roll-up door
- Drive in
- Easy Access to US 31/Hwy 280
- Signage opportunity
- Zoned M-1



WALKABILITY:
"Very Walkable" According to Walkscore.com



HARBERT
REALTY SERVICES

DEAN NIX

dnix@harbertrealty.com | 205.458.8123

Cell: 205.901.6140

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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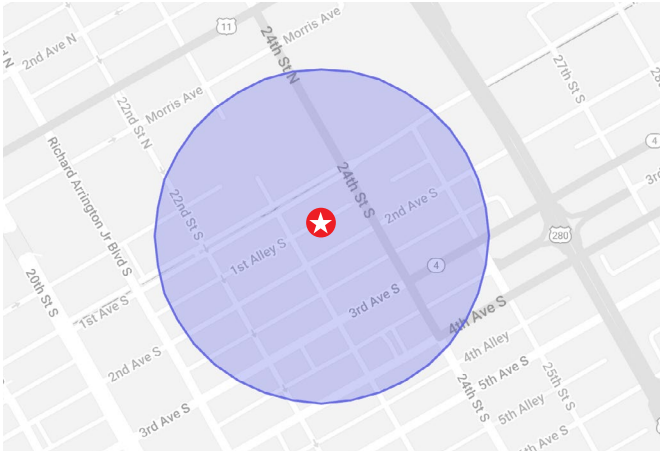
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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.2M
Visitors	389.5K
Visit Frequency	3.15x
Avg Dwell Time	33 minutes

1.2M

VISITS

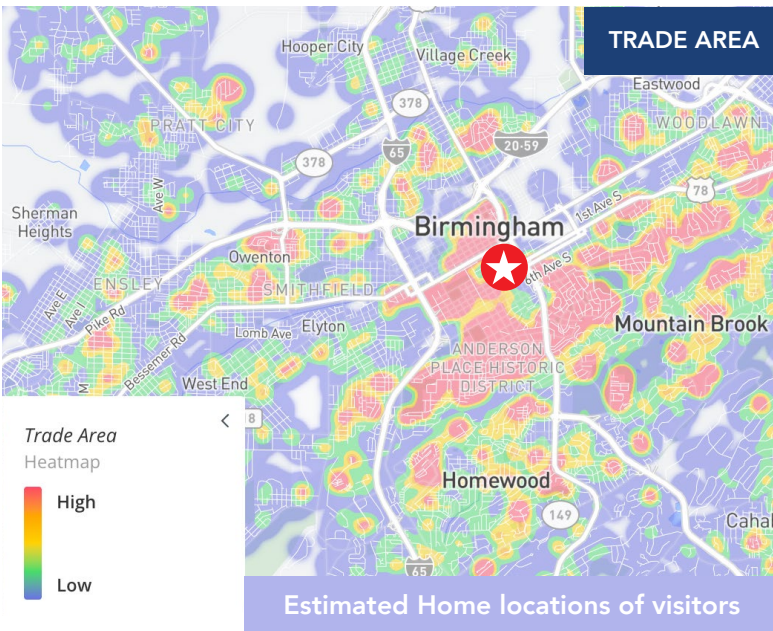
\$50K+

EMPLOYEES

WITHIN 1 MILE

389.5K

VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	13,283	80,928	171,712

BUSINESSES	1 MILE	3 MILES	5 MILES
2023 Estimated Businesses	3,245	8,224	12,513

EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Estimated Employees	50,207	105,041	159,262



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