



VIEW THE DRONE VIDEO



DOWNTOWN REDEVELOPMENT OPPORTUNITY

1816 1st Avenue North | Birmingham, AL 35203

Opportunity Zone
Downtown Birmingham

Rare Opportunity to own one of the best locations remaining in Downtown Birmingham for redevelopment for Lofts, Hotel, Retail and Mixed-Use. Located on 1st Avenue North, Spencer Building is immediately adjacent to **Pizitz Residences and Food Hall** and **McWane Science Center**, and only 1-2 blocks from **Elyton Hotel Autograph Collection**, **Fairfield Inn & Suites**, **Landing Headquarters**, **Lyric Theatre**, **Alabama Theatre**, **Railroad Park**, and **Innovation Depot**.



ASKING PRICE:
\$3.35 Million



DETAILS:
+/- 40,000 SF

- Rear Loading Dock
- New Roof Installed 2020
- 2 Parking Spaces in Rear
- 2 Elevators
- Zoned B4
- Existing Sprinklers
- Innovation District - Downtown Birmingham



LOCATION:
Opportunity Zone



YEAR BUILT:
1920



HARBERT
REALTY SERVICES
CASEY HOWARD

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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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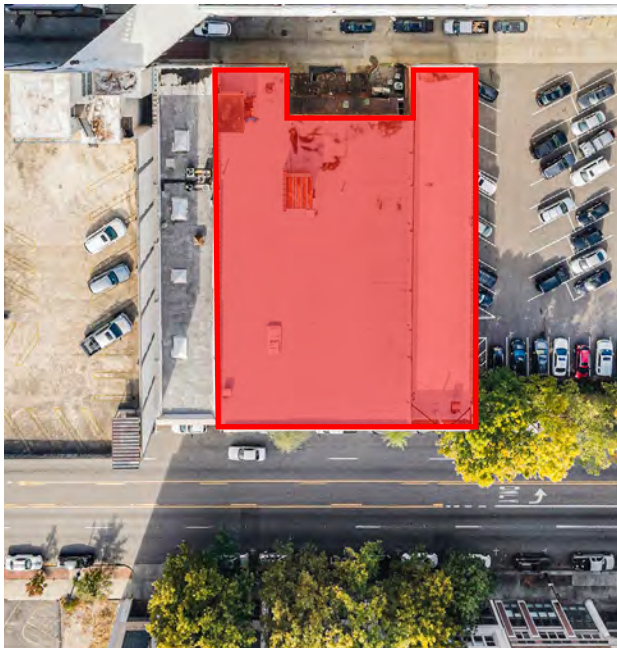
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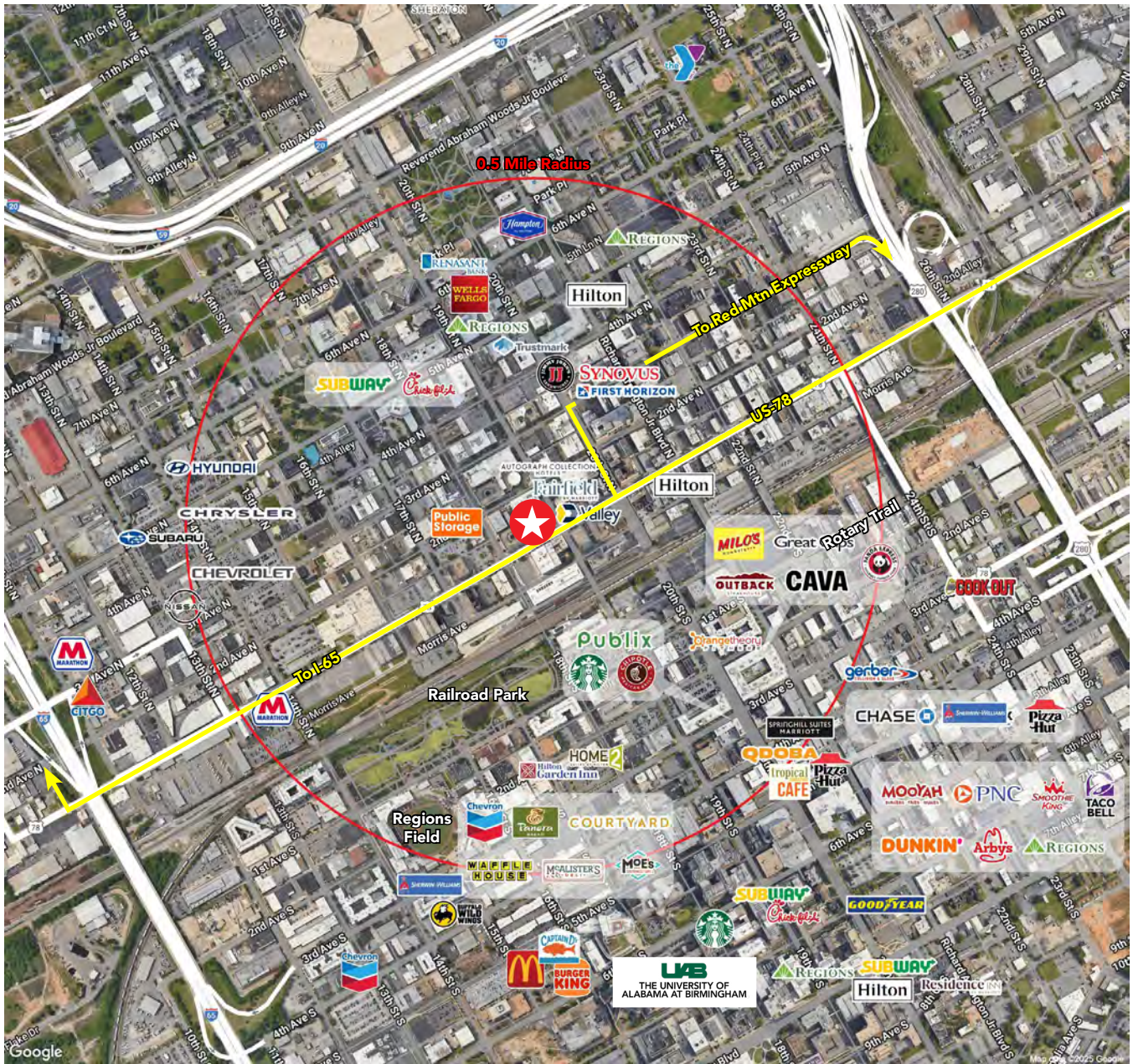
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IDEAL LOCATION POSITIONED CENTRALLY BETWEEN UAB AND CBD

LESS THAN 5 BLOCKS (0.5 MILES) FROM GROCERY, COFFEE, FITNESS, FINE DINING, FAST CASUAL DINING, BANKS, HOTELS, ENTERTAINMENT, PARKS, TRANSPORTATION, AND MORE!



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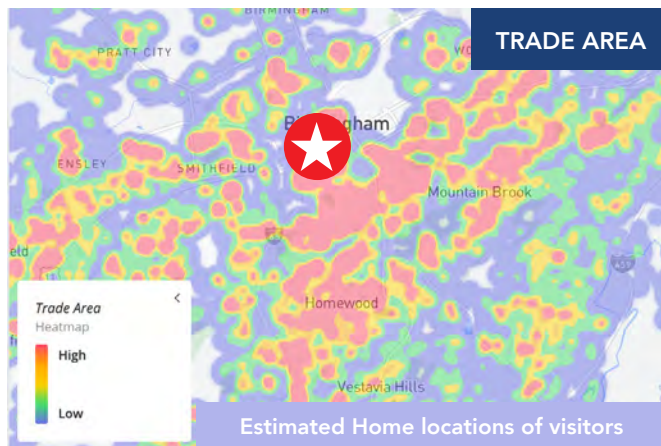
The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The properties are also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	11,901	79,265	167,366
EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Total Employees	40,505	95,469	155,652
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$82,896	\$99,284	\$110,139

\$605M
DOWNTOWN BIRMINGHAM
RETAIL SALES

VERY WALKABLE
SCORE OF 85
WALKSCORE.COM

HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH



12 MONTH DEMOGRAPHICS WITHIN 1000 FT	
Visits	1.9M
Visitors	725K
Visit Frequency	2.59x
Avg Dwell Time	142 minutes
Traffic Counts on 1st Ave N	20,883 AADT

1.9K VISITS **20,883 AADT** **725K VISITORS**
ON 1ST AVENUE NORTH



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Downtown Birmingham Economic Vitality Report Q1 and Q2 2024

NEW DEVELOPMENTS



Data Sources: CoStar | Birmingham Business Journal | Bham Now



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