



H A R B E R T
R E A L T Y S E R V I C E S

PRIME REDEVELOPMENT OPPORTUNITY

Corporate East | 213 Gadsden Highway, Birmingham, AL 35235

PRIME REDEVELOPMENT OPPORTUNITY

Corporate East | 213 Gadsden Highway, Birmingham, AL 35235

EXECUTIVE SUMMARY

3

PHOTOGRAPHY

4

FLOOR PLANS

5

LOCATION OVERVIEW

6

DEMOGRAPHICS OVERVIEW

7

MARKET OVERVIEW

8

ABOUT HARBERT

12



NORMAN TYNES

Executive Vice President
ntynes@harbertrealty.com
205.458.8105



PRICING

CONTACT BROKER FOR PRICING



YEAR BUILT/RENOVATED

BUILT IN 1977

RENOVATED IN 2001



LOCATION

213 GADSDEN HIGHWAY
BIRMINGHAM, AL 35235

IDEALLY LOCATED WITH INTERSTATE
VISIBILITY OFF OF I-59

ADJACENT TO BUSY RETAIL CORRIDOR
WITH TENANTS INCLUDING WALMART,
MILOS, CHICK-FIL-A, PLANET FITNESS, CVS
ARBY'S AND MANY MORE



SIZE

BUILDING: 29,182 SF

LOT SIZE: 1.64 AC

TOTAL FLOORS: 2



AMPLE PARKING

AMPLE SURFACE PARKING AT THE
BUILDING



EXISTING TENANTS

WOODS CONTRACTING SERVICES INC - 1,181 SF

BEHAVIORAL GUIDANCE - 573 SF

RABY & COMPANY - 400 SF

PAC INSURANCE - 965 SF

ENCORE THEATRE & GALLERY - 12,082 SF

VACANT 2ND FLOOR - 13,981 SF



TRAFFIC COUNTS

23,873 AADT ON PARKWAY EAST

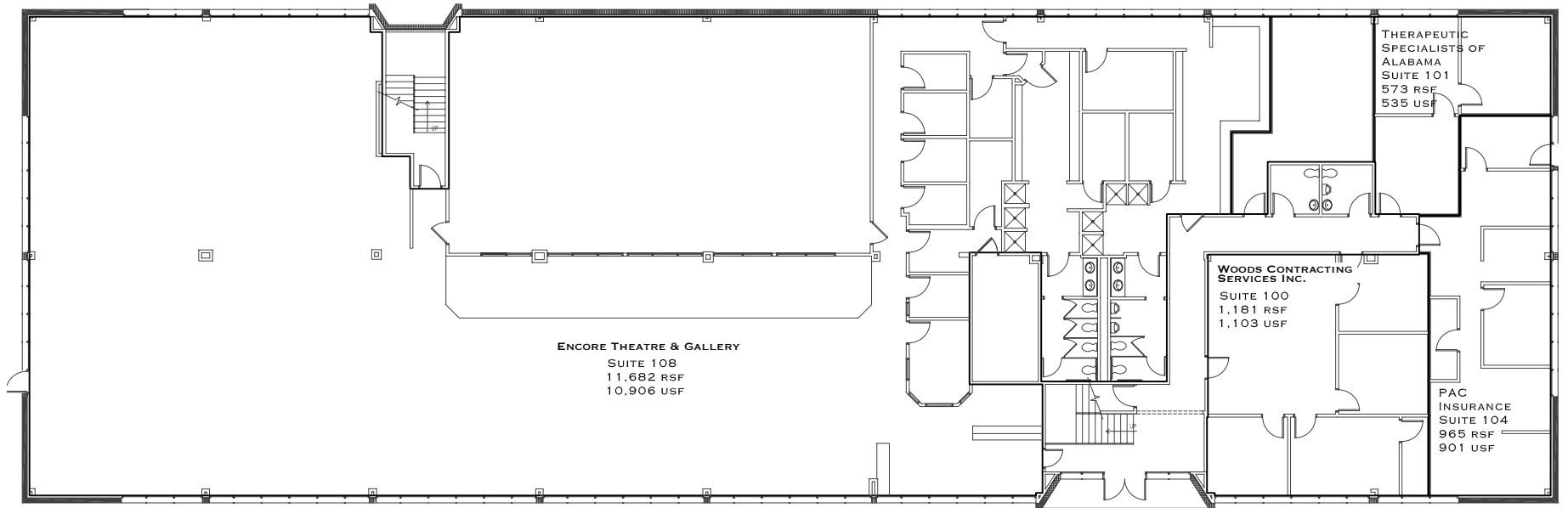
21,301 AADT ON ROEBUCK PKWY

57,794 AADT ON I-59

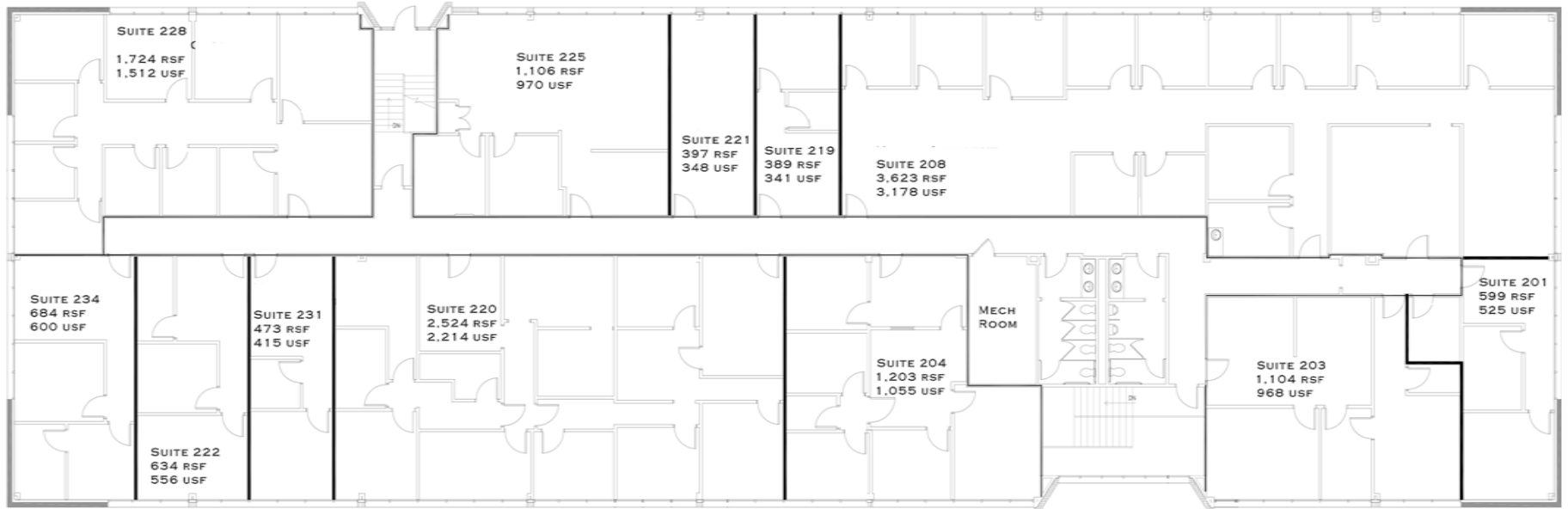
PROPERTY PHOTOS



FLOOR PLANS



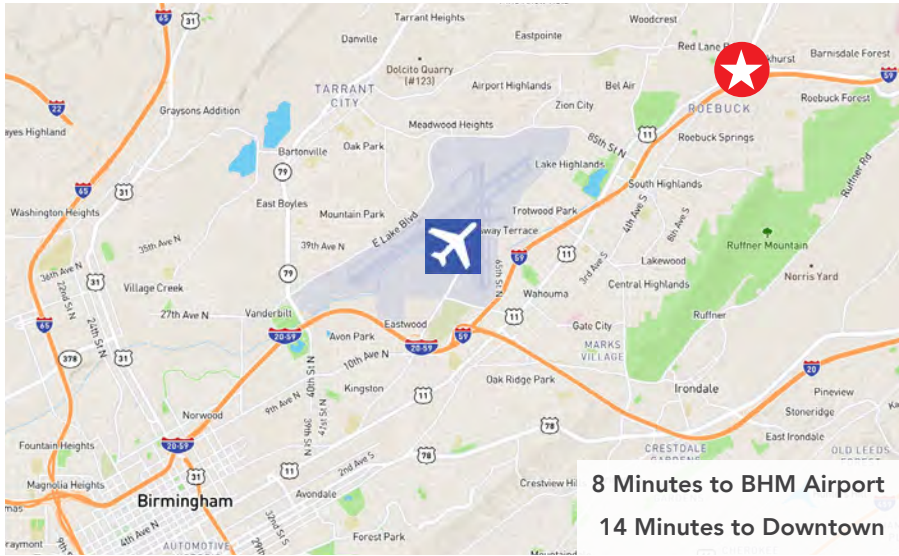
FIRST FLOOR PLAN
NOT TO SCALE



SECOND FLOOR PLAN
NOT TO SCALE

LOCATION OVERVIEW

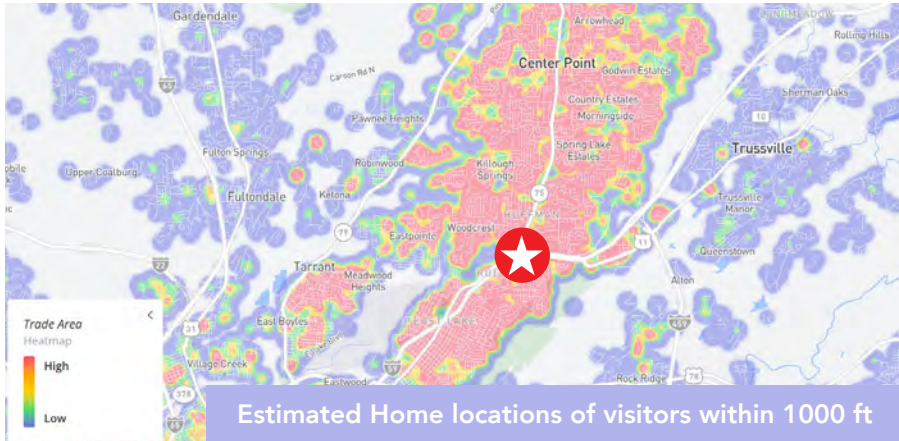




12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.4M
Visitors	293.5K
Visit Frequency	4.63x
Avg Dwell Time	60 minutes

1.4M VISITS **60 MIN AVG DWELL TIME** **293.5K VISITORS**



POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	5,104	39,382	104,114

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Employees	2,720	12,606	47,272

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$96,798	\$74,927	\$80,057

WHY CHOOSE BIRMINGHAM?

Birmingham is the largest city in Alabama and one of the top 50 metros in the US with an MSA population of 1,120,755. One of the largest financial centers in the Southeast, the city is home to major banking institutions including PNC Bank and Regions Financial. A regional hub for healthcare, there are 21 hospitals in the region that employ over 63,000 residents. A blend of both medical and education disciplines, the University of Alabama at Birmingham boasts an enrollment of +22,500 students and an employee count of over 28,000, making it a major demand driver in the city. A new report shows the **University of Alabama at Birmingham's annual economic impact in Alabama of \$12.1B in 2022**. In 2022, approximately 1,500 new jobs were added and more than \$183M in capital investments were invested in Birmingham. An affordable tax climate, low cost of living, and charming overall appeal are trademarks of the metro. Expanding capital investment represents confidence in the Birmingham business climate and continued economic growth.

ACCESS TO BIRMINGHAM'S TOP EMPLOYERS

EMPLOYER	JOBS
University of Alabama at Birmingham	28,000
Regions Financial Corp.	9,000
St. Vincent's Health System	5,100
Children's of Alabama	5,000
AT&T	4,517
Honda Manufacturing of Alabama	4,500
Baptist Health System, Inc.	4,459
Alabama Power Co.	3,982
Mercedes-Benz U.S. International, Inc.	3,500
Blue Cross-Blue Shield of Alabama	3,100
Alabama Power Company	3,092
PNC Bank	2,285
Grandview Medical Center	2,172
U.S. Postal Service	2,000

5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

ALABAMA HAS

#1 BUSINESS CLIMATE

IN THE NATION

ACCORDING TO *BUSINESS FACILITIES*

20,000

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM REGION'S 26 COLLEGES/UNIVERSITIES

\$2.5 BILLION

INVESTED IN DOWNTOWN REVITALIZATION SINCE 2010

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT OFFERS

100+ FLIGHTS

TO 21 AIRPORTS AND 18 CITIES

ALABAMA IS HOME TO THE

LOWEST

PROPERTY TAXES IN THE NATION

COST OF LIVING IS

91%

OF THE NATIONAL AVERAGE, ONE OF THE LOWEST AMONG SOUTHEAST METROS

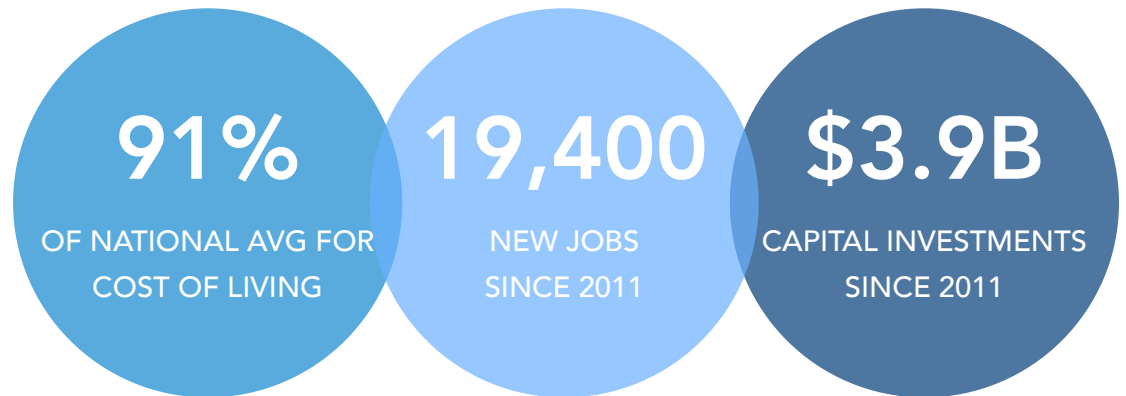
LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The Birmingham region has the **third lowest cost of living of any major metropolitan city in the Southeast**. Cost of living staples like housing, utilities, groceries and our unique Southern amenities are well within reach of your next paycheck. We're more than just affordable, we're the best value out there.



VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing ground-breaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment**.




HEALTHCARE EPICENTER

Anchored by UAB, the healthcare industry in the **Birmingham metro drives the area economy and employs over 59,000 people**. Birmingham currently has the highest concentration of health care and technical jobs in any of the top 50 MSAs in the country. From groundbreaking research at the University of Alabama at Birmingham (UAB) and Southern Research to the Lakeshore Foundation’s commitment to developing novel approaches and technologies for people with chronic health conditions and physical disabilities, there’s no doubt that Birmingham’s commitment to health care is strong. Health Care in Birmingham includes the largest health care cluster in Alabama. Birmingham houses a world class research base, highly skilled workforce and strengths in emerging fields including gene editing and gamma delta t cell immunotherapy.




Grandview Medical Center:

\$280M, 372 bed facility completed in the of fall 2015




St. Vincent's:

5,100 employees / 409 beds / \$266M in community benefit and care of persons living in poverty in 2016



Children's of Alabama:

5,000 Employees / \$400M – 760K SF facility / 3rd largest pediatric facility in the country



Baptist Health Systems:

Largest healthcare network in AL / 77 outpatient offices / 1,300 doctors / 5,000 employees



1600+

ACTIVE CLINICAL RESEARCH TRIALS



75+

HEALTH CARE COMPANIES



59,000

HEALTH CARE WORKERS EMPLOYED IN BIRMINGHAM

UAB - ECONOMIC DRIVER

The University of Alabama at Birmingham (UAB) is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and generated \$206.2 million in state and local taxes.



ECONOMIC IMPACT FY2022



UAB ACADEMIC



UAB HEALTH SYSTEM



SOUTHERN RESEARCH



CHARITABLE GIVING AND VOLUNTEERISM



Note: These benefits are in addition to the \$12.1 billion annual impact that the UAB generates for the state.





NORMAN TYNES

Executive Vice President
205.458.8105
ntynes@harbertrealty.com

EDUCATION

Bachelor of Arts degree in
Public Relations and Communi-
cation from Auburn University

Norman Tynes has been in the Commercial Real Estate profession for over 34 years. As Executive Vice President at Harbert Realty, Norman’ responsibilities include commercial brokerage for investment sales and land sales, Class “A” Office and single-story garden office development, medical office, Freestanding Emergency Department and surgery centers, property management and brokerage.

PRIOR EXPERIENCE

Before Norman’s company, Harris Tynes Realty Group, Inc. merged with Harbert Realty Services, Inc., Norman was Vice President of Marketing and Development for Daniel Corporation. For the four years Norman was with Daniel, he was responsible for portfolio leasing, land sales, and assisted in Class “A” office development. Before joining Daniel Corporation, Norman was Vice President of the Huntsville Division for Harbert Realty Services, Inc. Before joining Harbert Realty Services, Inc., Norman was Development Director for Metropolitan Properties, Inc. in Orlando, Florida.

HARBERT REALTY SERVICES

2 North 20th Street #1700
Birmingham, AL 35203
Harbertrealty.com





PROPERTY/ASSET MANAGEMENT

We have represented, managed or leased more than 10 million square feet of office, retail and industrial space for owners located across the United States.



LEASING & BROKERAGE

We have the expertise, team and process to implement a comprehensive and aggressive marketing program to maximize results and value.



DEVELOPMENT

We develop properties for our own account, which means our interest in each project's profitability is personal.



INVESTMENT SALES

We provide consulting, execution and investment management services to clients engaged in buying, selling, building, financing or investing in commercial real estate.



RETAIL SERVICES

We provide full service commercial retail services to our clients in a professional, timely manner.



MULTIFAMILY

We provide exclusive focus on apartment brokerage services throughout the Southeast as Harbert Multifamily Advisors.



HARBERT

REALTY SERVICES



Harbert Realty Services is one of the largest privately held, independent commercial real estate firms in the Southeast. HRS was founded with a main focus on bringing value to our clients. For 40 years, we have built a business around this focus and strive to achieve this in every transaction and opportunity.

Since its founding, HRS has developed an unparalleled reputation for expertise, integrity, and creativity in providing comprehensive and best-in-class, process driven commercial real estate services to our tenants, clients, and investors.

Commercial real estate is our only business. Every member of our firm is a specialist. As a result, we have developed a highly focused team of real estate professionals with tremendous knowledge and experience. We measure our success by the value of the results it produces for our clients. Our success is guided by our philosophy, values and culture.

**NEARLY 41 YEARS
OF SERVICE**

*as one of the leading full service
commercial real estate firms
in the Southeast*

**OVER
\$2.79 BILLION**

in transaction volume

**LEASE & MANAGE
±4,000,000 SF**

*of commercial office, retail
industrial, multifamily
and medical space*

**DIVERSIFIED
COMPANY**

*Office, Retail, Multifamily,
Industrial and Medical*



NORMAN TYNES

Executive Vice President

205.458.8105

ntynes@harbertrealty.com

2 North 20th Street #1700

Birmingham, AL 35203

harbertrealty.com