

For Lease: Tillman Complex

2nd Avenue N & 12th Street N | Birmingham, AL



COOPER SMITH

205.558.6161 | cooper.smith@srsre.com



For Lease

Tillman Complex
2nd Ave N & 12th St N
Birmingham, AL

* *Three building complex.
Don't miss out on an
incredible opportunity!*

Property Specifications

BUILDING ONE 1215 2ND AVE N	6,665 SF
BUILDING TWO 1201 2ND AVE N	7,936 SF
BUILDING THREE 115 12TH STREET N	8,760 SF
TOTAL BUILDING SF	23,361 SF
PARKING/LAND	8,820 SF

Traffic Counts

3rd Avenue N, N of Site	9,625 VPD
1st Avenue N, S of Site	11,882 VPD
I-65, NW of Site	130,942 VPD

Year: 2024 | Source: ALDOT

COOPER SMITH
205.558.6161 | cooper.smith@srsre.com



About the Property

The Tillman Complex is a modern, adaptive-reuse startup hub located in Birmingham's Innovation Depot District within the Central Business District. Comprised of three complementary buildings, the property offers flexible office, showroom, warehouse, and fully approved commissary kitchen space designed to support tech, creative, and food-focused startups. Extensive renovations, new building systems, and full regulatory approvals make the complex a true plug-and-play opportunity. Surrounded by incubators, co-working spaces, and major redevelopment projects and walkable to downtown amenities including Innovation Depot, Railroad Park, Pizitz Food Hall, and Regions Field, the Tillman Complex is ideally positioned within Birmingham's emerging innovation corridor.

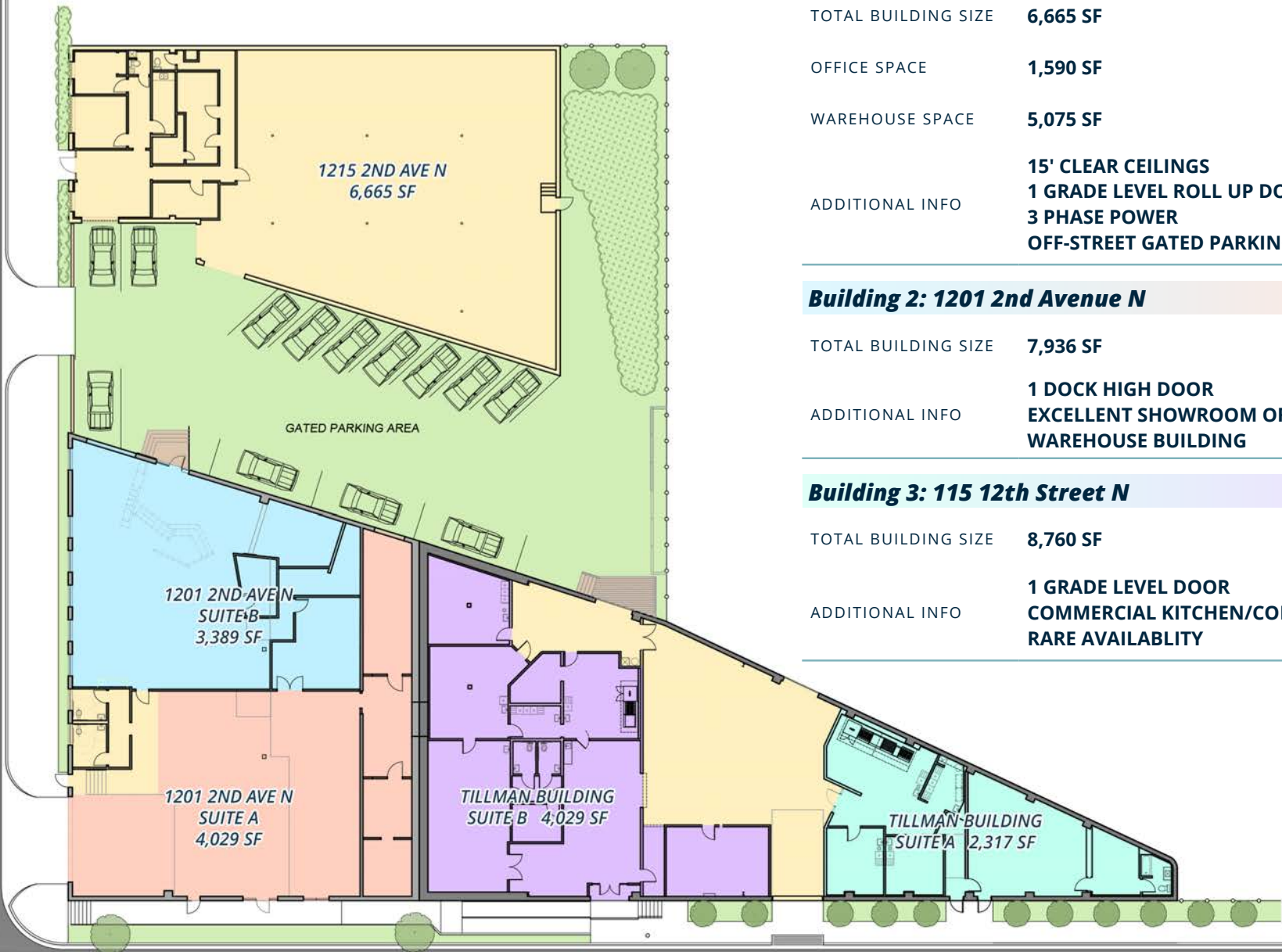
- Located in Birmingham's Innovation Depot District within the CBD
- Three-building adaptive-reuse complex for startups, creators, and food operators
- Flexible office, showroom, warehouse, event, and commissary kitchen space
- Turnkey, fully approved commercial kitchen with 12' hood and ANSUL system
- Turnkey, fully approved commercial kitchen with 16' hood and ANSUL system
- Extensive recent renovations including new HVAC, electrical, plumbing, and ADA restrooms
- FDA-registered facility with City and County approvals in place
- Walkable to Innovation Depot, Railroad Park, Regions Field, and downtown amenities
- Gated on-site parking with additional street parking available

SRS REAL ESTATE PARTNERS



2ND AVE NORTH

1ST AVE NORTH



12TH ST NORTH

Building 1: 1215 2nd Avenue N

TOTAL BUILDING SIZE	6,665 SF
OFFICE SPACE	1,590 SF
WAREHOUSE SPACE	5,075 SF
ADDITIONAL INFO	15' CLEAR CEILINGS 1 GRADE LEVEL ROLL UP DOOR 3 PHASE POWER OFF-STREET GATED PARKING

Building 2: 1201 2nd Avenue N

TOTAL BUILDING SIZE	7,936 SF
ADDITIONAL INFO	1 DOCK HIGH DOOR EXCELLENT SHOWROOM OR WAREHOUSE BUILDING

Building 3: 115 12th Street N

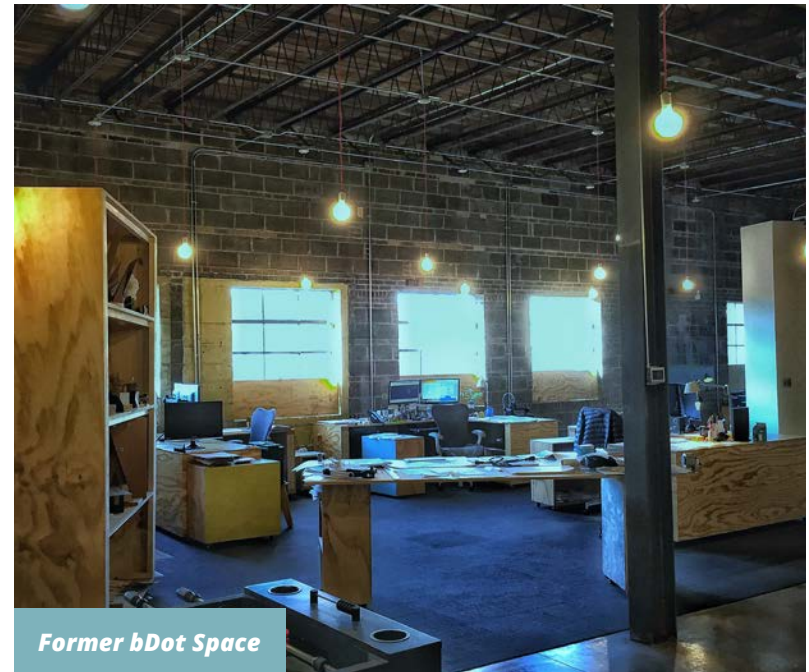
TOTAL BUILDING SIZE	8,760 SF
ADDITIONAL INFO	1 GRADE LEVEL DOOR COMMERCIAL KITCHEN/COMMISSARY RARE AVAILABILITY







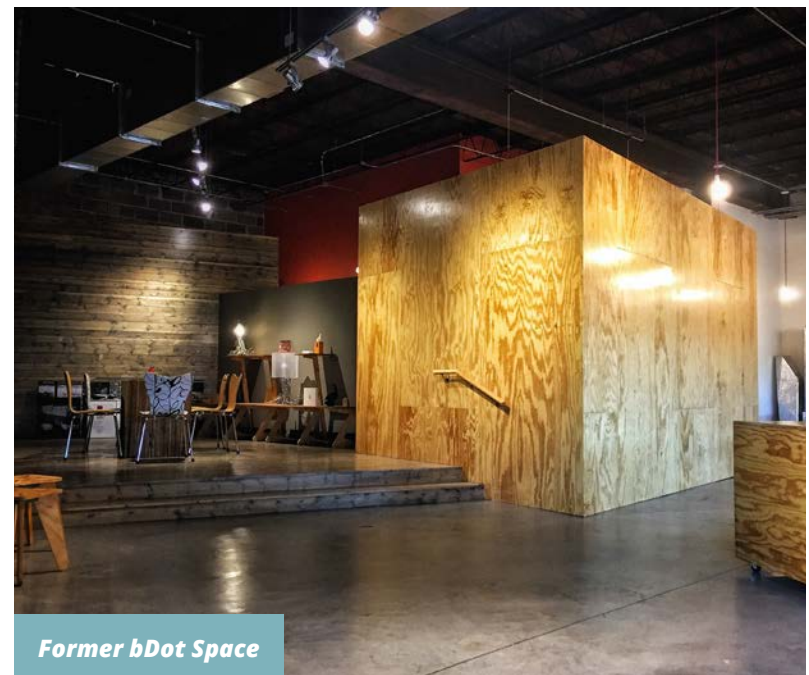
Tillman Kitchens



Former bDot Space



Tillman Kitchens



Former bDot Space

Downtown Birmingham

Birmingham, AL

SRS

WHITECAP



SITE
2nd Ave N &
12th St N

UAB

UAB ST. VINCENT'S

English Village
VINO
Continental Bakery
Little Hardware

5 Points South
Waffle House
Bandido Coffee Co

Lakeview District
UMAMI
The BAR
Moe's Original
Los Amigos

the Waites
YummeFy
PNC

20 Midtown
Publix
Starbucks
at&t

The Battery
true40
Gus's

2nd Avenue North
Bamboo
el barrio
frothy monkey
LA FETE
EastWest

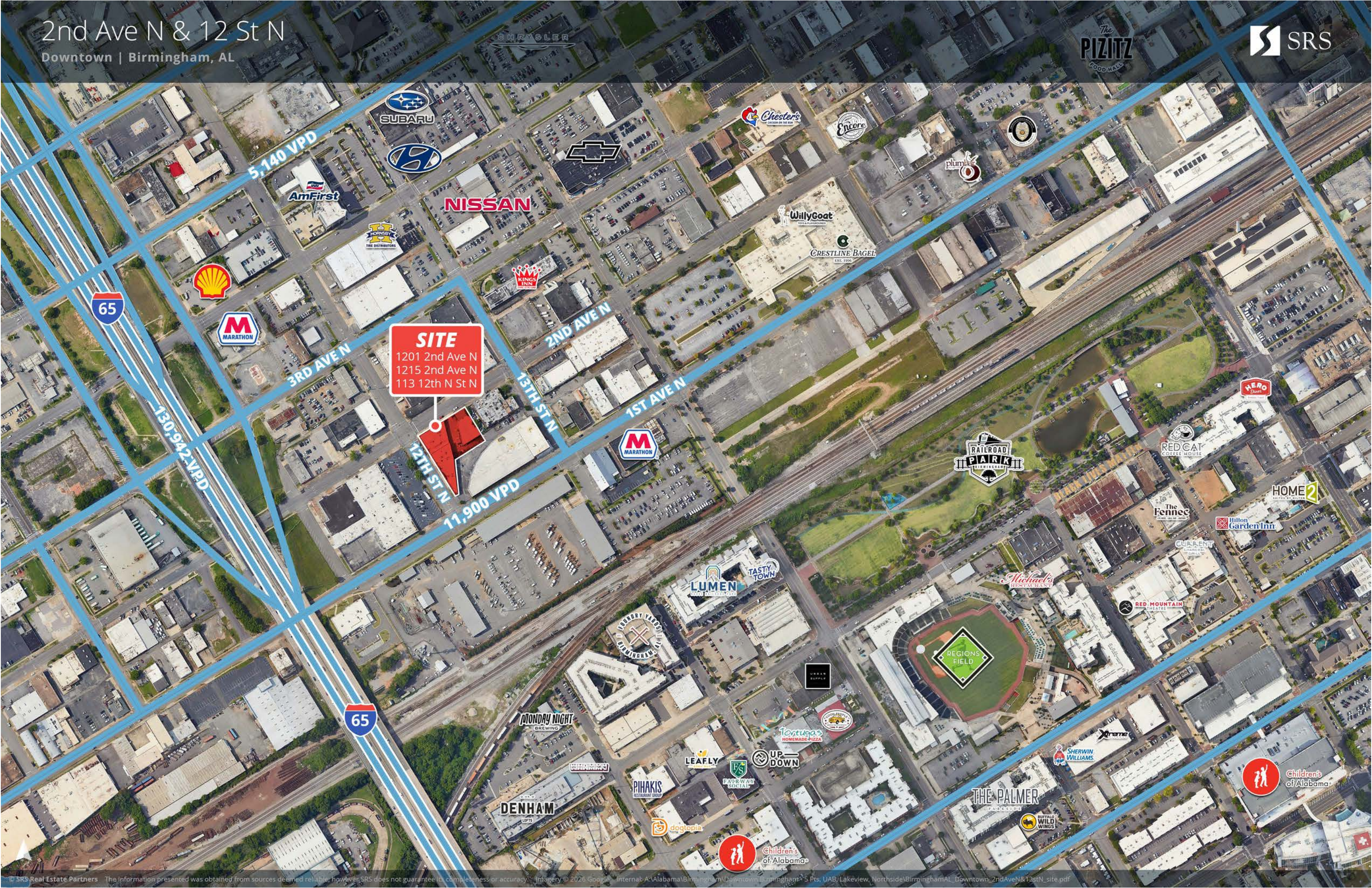
Pepper Place
Ovenbird
Bettola
Blueprint
AeroJoe Pilates
HopCity
Red Cat
Pepper Place

Avondale
Avondale Brewing
Big Spool
Miracle Pizza Co
Punch Love Coffee

UPTOWN
Protective Southern
Texas de Brazil
Mugshots
Westin
Subway
Eugene's

2nd Ave N & 12 St N

Downtown | Birmingham, AL



SITE
1201 2nd Ave N
1215 2nd Ave N
113 12th N St N



Area Snapshot

1 MILE

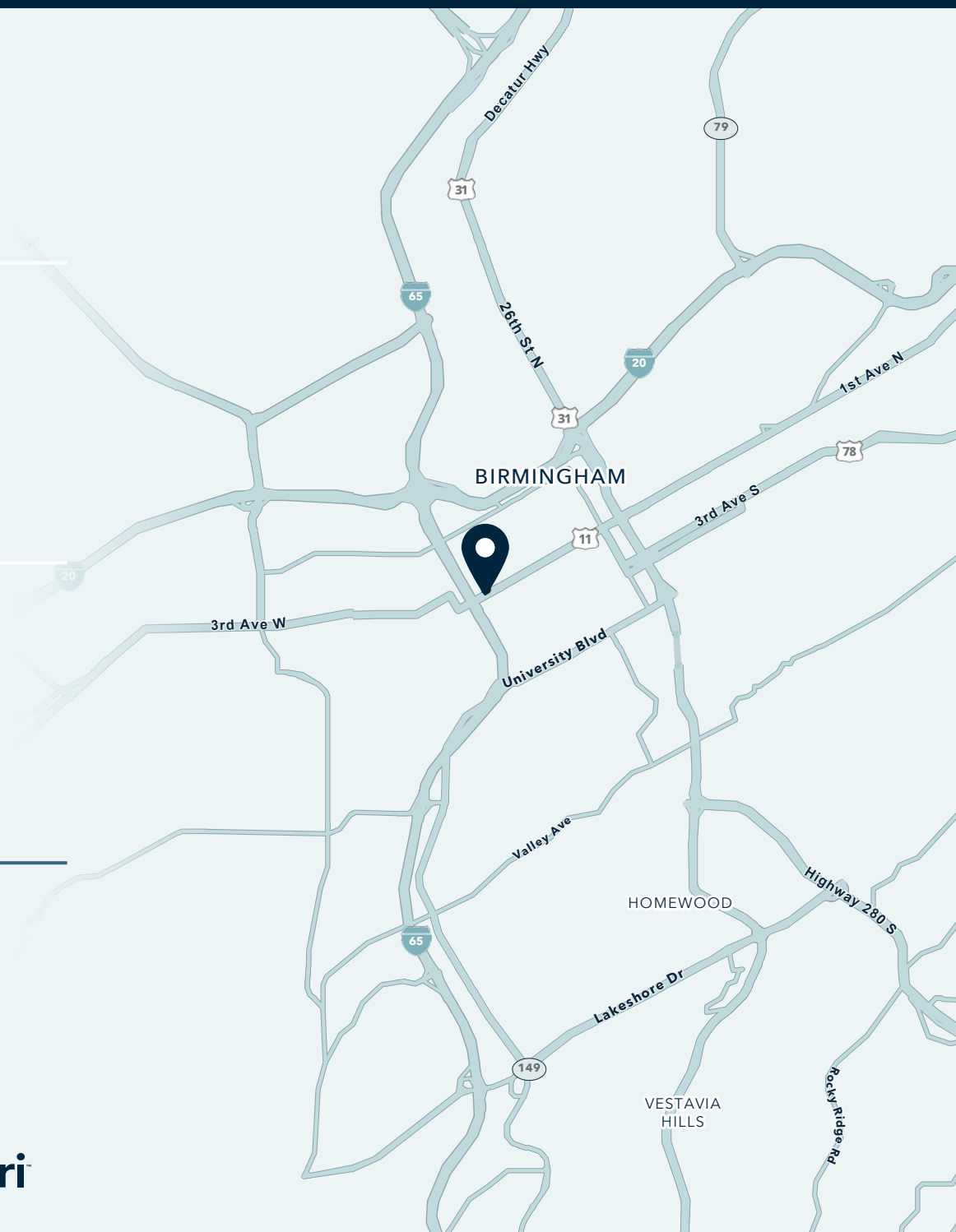
7,991	56,823	\$75,135	3,781
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

77,228	181,586	\$84,156	36,375
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

165,680	285,442	\$96,816	72,639
Population	Total Daytime Population	Average Household Income	Total Households



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

165,680

Total
Population

285K

Total Daytime
Population

0.27%

Population
Annual Growth
Rate

36.6

Median Age

\$53,589

Median
Household
Income

\$71.2K

Average
Disposable
Income

22.7K

Population 12
Years & Younger

86.5K

Female Population

Annual Household Spending



\$2,162

Apparel &
Services



\$201

Computers &
Hardware



\$3,528

Eating Out



\$6,548

Groceries



\$6,476

Health Care

Annual Lifestyle Spending



\$2,828

Travel



\$92

Theatre/Operas/
Concerts



\$63

Movies/Museums/
Parks



\$76

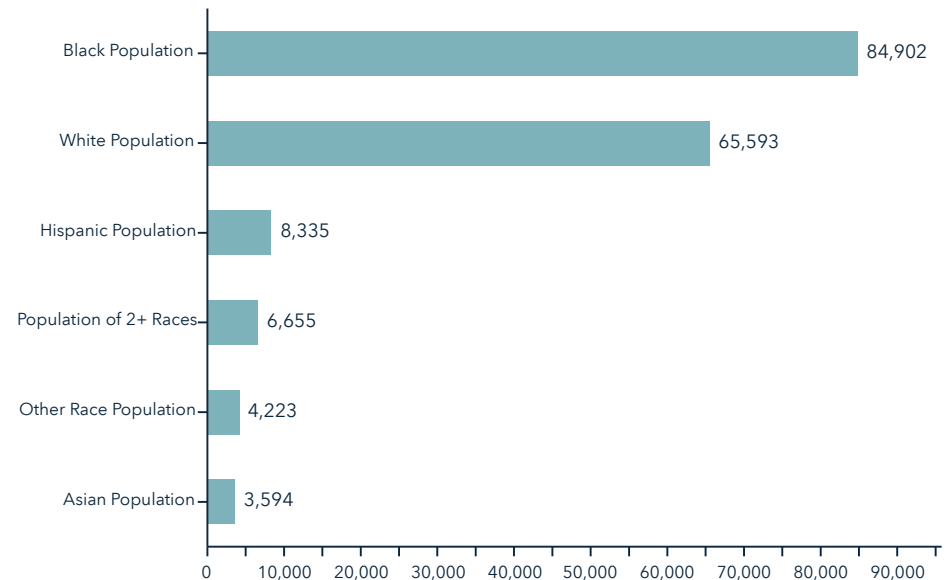
Sports Events



\$157

Toys/Games/
Crafts/Hobbies

Race





SOURCE  **esri**



About Birmingham, AL

Birmingham is Alabama's largest metro and regional retail hub, drawing consumers from across central Alabama. Downtown Birmingham benefits from direct access to I-20/59, I-65, and I-459, providing strong connectivity, visibility, and ease of access for both local and regional traffic. Anchored by a diverse economy led by healthcare, finance, education, and technology, the city offers a stable and growing customer base, supported by the University of Alabama at Birmingham (UAB), one of the state's largest employers.

Downtown continues to see steady revitalization through new residential, office, entertainment, and hospitality development, driving increased foot traffic and demand for retail and restaurant concepts. Retailers are attracted to Birmingham's favorable lease economics, strong demographics, and expanding urban lifestyle, making downtown an appealing location for both established brands and emerging concepts seeking long-term growth.

WHY BIRMINGHAM?

Birmingham named one of the top 24 places to travel worldwide in 2026 by AFAR Media.

Birmingham MSA by the Numbers

1,194,552
TOTAL POPULATION

1,191,855
DAYTIME POPULATION

477,615
TOTAL HOUSEHOLDS

\$101,205
AVERAGE HH INCOME

43,201
TOTAL BUSINESSES

563,054
TOTAL EMPLOYEES



SRS REAL ESTATE PARTNERS

304 20th Street South
Birmingham, AL 35233
205.259.2195

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.