

Rear Loading Dock



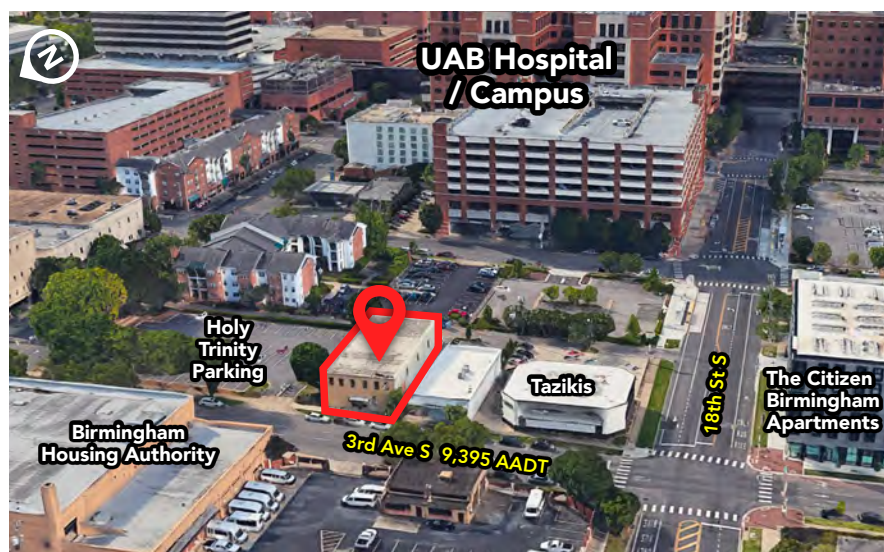
## RARE FLEX/WAREHOUSE FOR SALE OR LEASE

1813 3rd Avenue South, Birmingham, AL 35233

Prime Midtown Location Adjacent to UAB Hospital/Campus

### PROPERTY HIGHLIGHTS

- Phenomenal location on 3rd Avenue South in the heart of Midtown
- Ideally located at the edge of UAB campus
- Historic brick and beam construction with high ceilings  
Ground Floor:  $\pm 12'2'' - 11'6''$
- Loading dock with 1 drive-in and 2 dock-high doors



**LEASE RATE:** Call for Details



**SALE PRICE:** \$975,000



**IN OPPORTUNITY ZONE**

**HISTORIC TAX CREDIT OPPORTUNITY:** Built in 1920



**AVAILABLE SPACE:**  
9,800 SF - 2 floors



**LOCATION:**  
Located along 3rd Avenue South less than 2 blocks from Red Mountain Theatre, Taziki's, Publix, Chipotle, Starbucks, UAB Hospital, Children's Hospital, Moe's Southwest Grill, Railroad Park and many more.

#### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
65,126	121,325	185,836

#### HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$52,505	\$100,992	\$95,181

#### WALKABILITY SCORE

Very Walkable

#### TRAFFIC COUNTS

3rd Avenue South:  $\pm 9,395$  AADT



**HARBERT**  
REALTY SERVICES

**NORMAN TYNES**

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

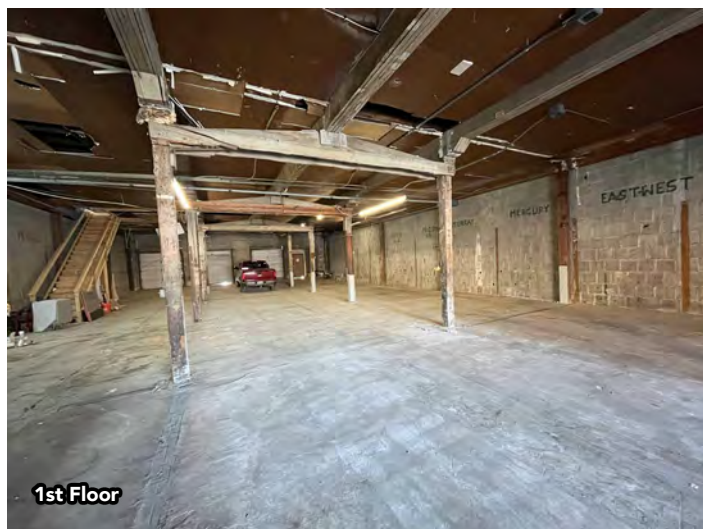
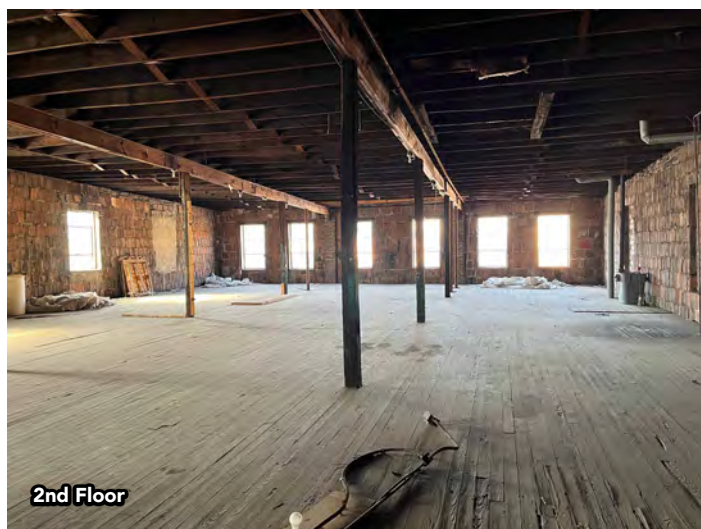
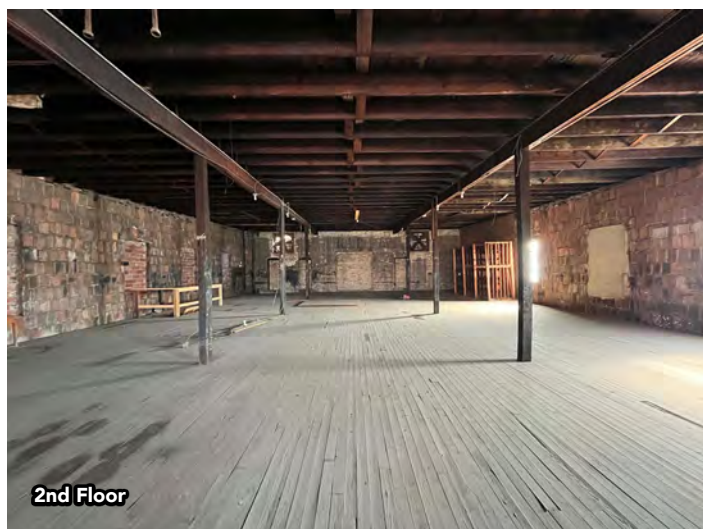
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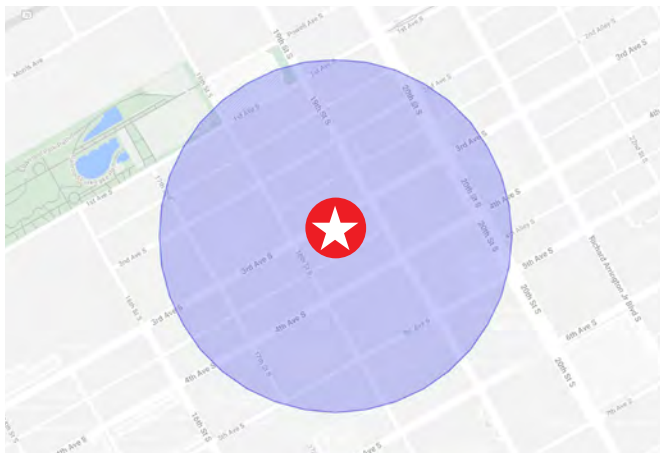
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LOCATED IN THE HEART OF MIDTOWN - ONE OF BIRMINGHAM'S MOST ACTIVE CORRIDORS



## 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	5.3M
Visitors	1M
Visit Frequency	5.08x
Avg Dwell Time	53 minutes
Vehicle Traffic	8,894 AADT on 3rd Ave S

**5.3M**  
VISITS

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**1M**  
VISITORS



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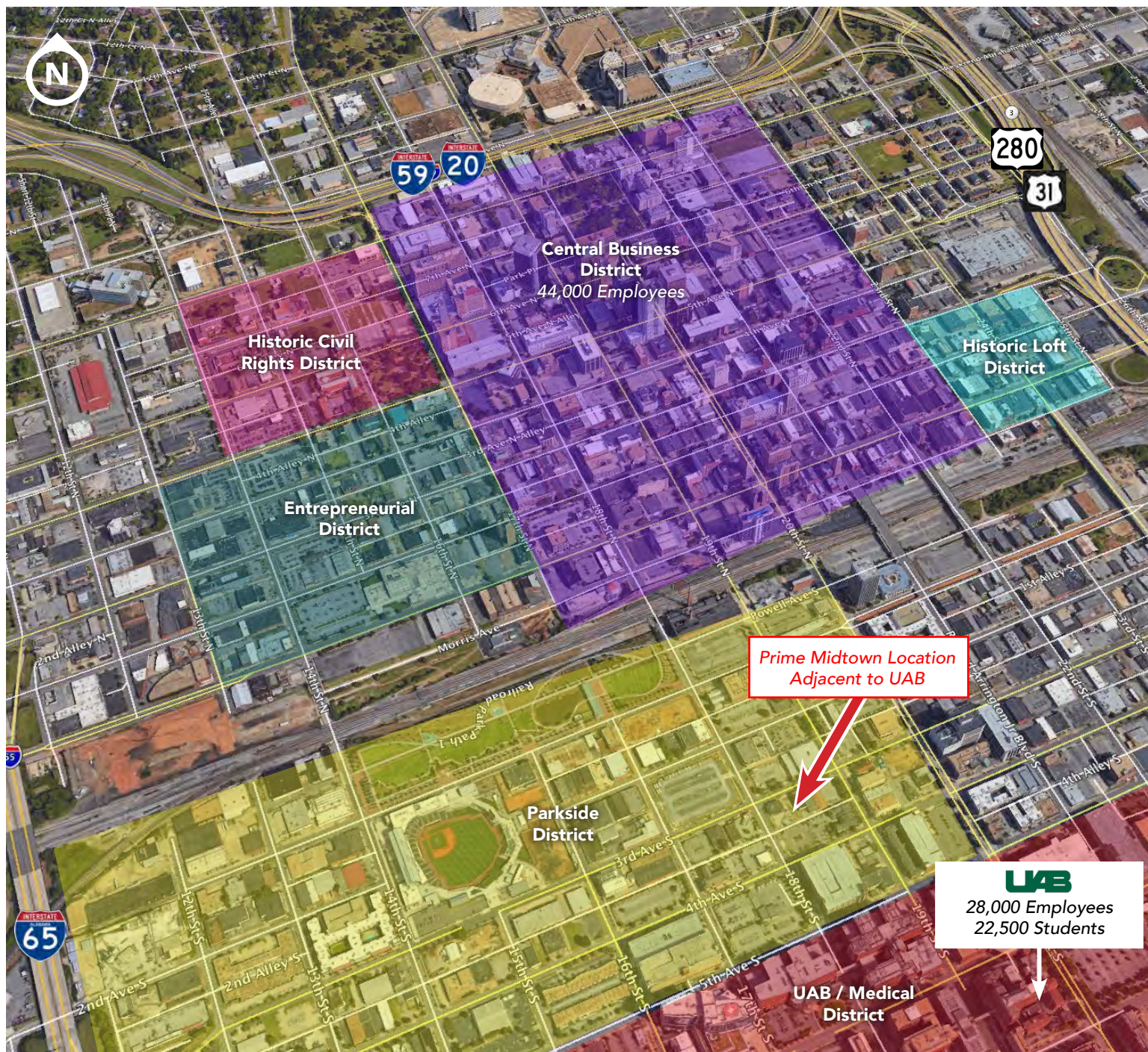
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