



FORMER RESTAURANT SPACE FOR LEASE

3921 1st Ave North, Birmingham, AL 35222

Former M&M Barbecue Restaurant for lease in North Avondale

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	5,192	63,951	155,188
EMPLOYEES	1 MILE	3 MILES	5 MILES
2023 Estimated Total Employees	12,631	91,685	151,745
INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Avg HH Income	\$72,470	\$118,552	\$114,592



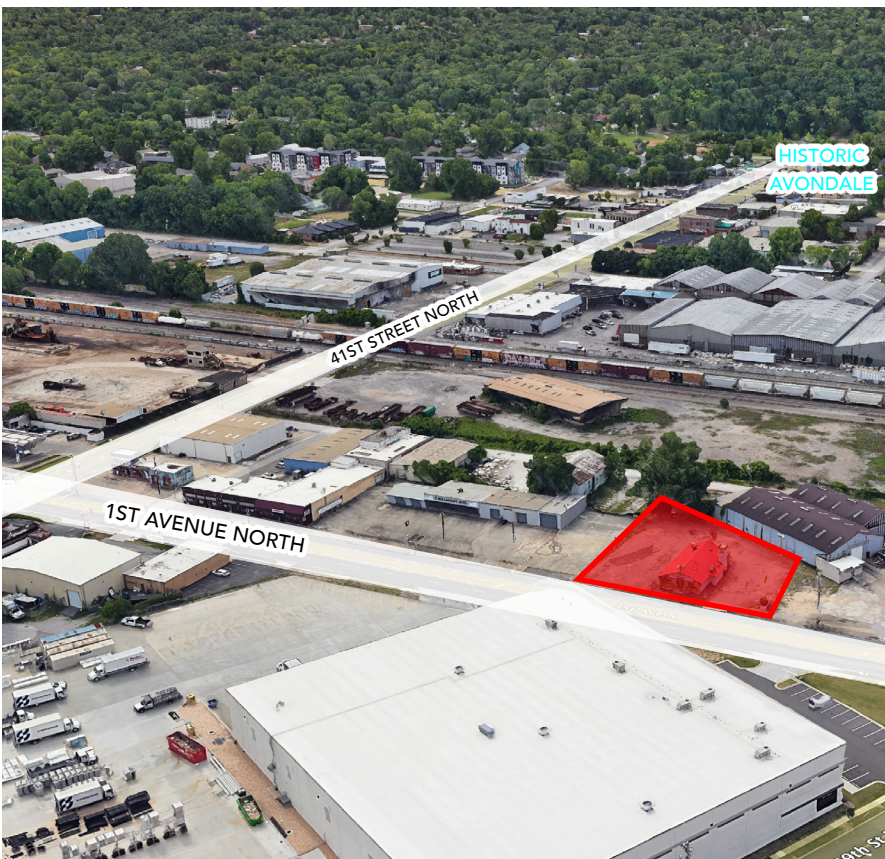
RATE:
\$3500 per month



SIZE:
1,872 SF



- DETAILS:**
- Highly visible site at the main intersection in North Avondale.
 - Easy access to all major thoroughfares
 - 1.5 miles from CBD
 - Zoned M-1
 - Drive Thru
 - Ample Parking



NORMAN TYNES
ntynes@harbertrealty.com | 205.458.8105

JOHN TALLY
jtally@harbertrealty.com | 205.458.8021

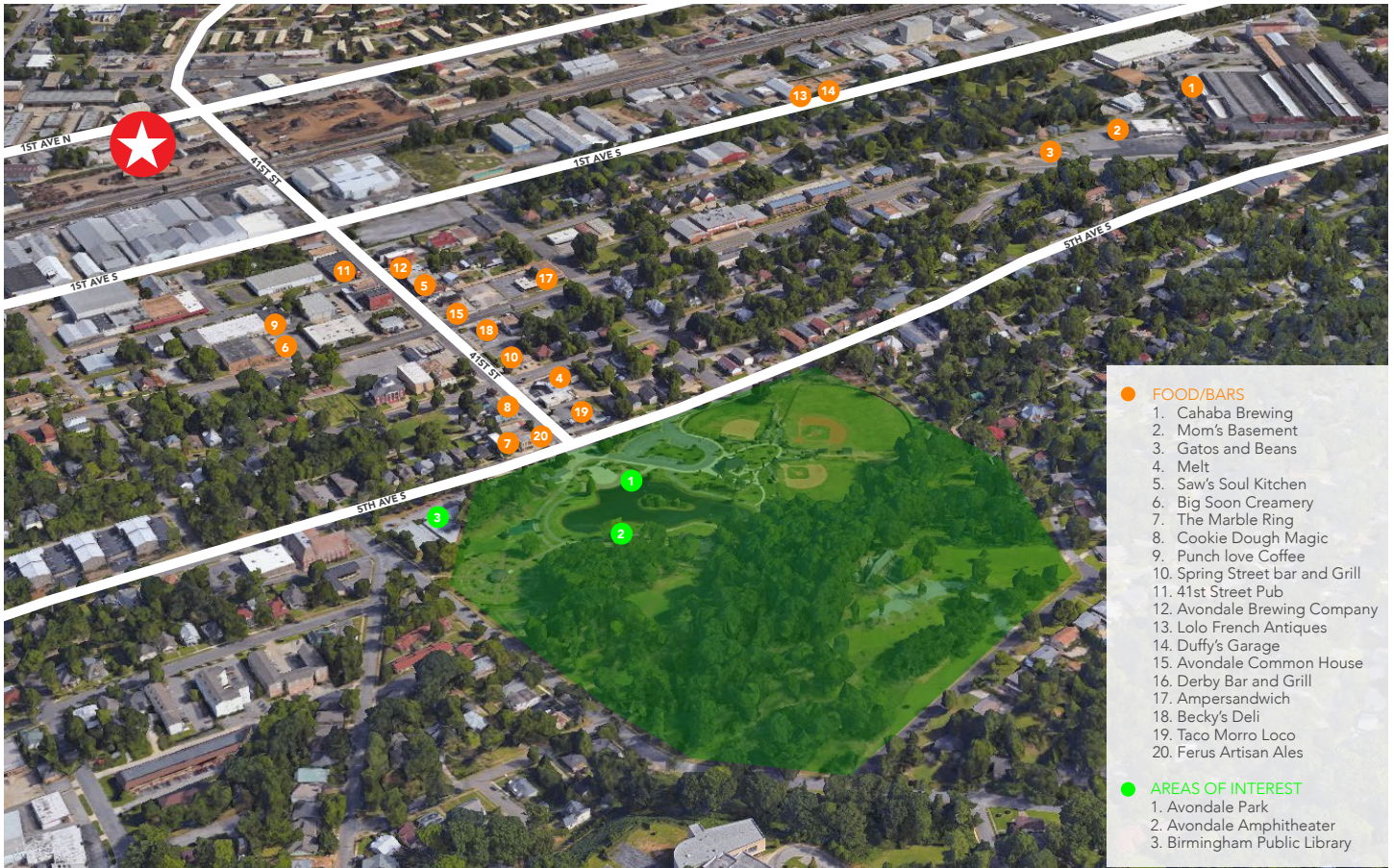
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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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- **FOOD/BARS**
 1. Cahaba Brewing
 2. Mom's Basement
 3. Gatos and Beans
 4. Melt
 5. Saw's Soul Kitchen
 6. Big Soon Creamery
 7. The Marble Ring
 8. Cookie Dough Magic
 9. Punch love Coffee
 10. Spring Street bar and Grill
 11. 41st Street Pub
 12. Avondale Brewing Company
 13. Lolo French Antiques
 14. Duffy's Garage
 15. Avondale Common House
 16. Derby Bar and Grill
 17. Ampersandwich
 18. Becky's Deli
 19. Taco Morro Loco
 20. Ferus Artisan Ales
- **AREAS OF INTEREST**
 1. Avondale Park
 2. Avondale Amphitheater
 3. Birmingham Public Library



City Center Major Employers

Birmingham-Shuttlesworth International Airport
 Uptown/B.I.C.C. Protective Stadium
 Central Business District 44,000 Employees
 Parkside District
 REGIONS FIELD
 UAB Campus/Hospital 23,000 Employees 21,000 Students
 Ascension St. Vincent's Hospital 4,786 Employees
 Five Points South
 Glen Iris
 Lakeview
 Highland Park
 Forest Park
 Highland Park Golf Course
 Mountain Brook
 Average Household Income: \$191,491
 Average Home Value: \$684,418
 Homewood
 Average Household Income: \$91,696
 Average Home Value: \$362,922



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