



**FOR LEASE**

5th & 20th Mixed-Use Development

2001 5th Avenue South | Birmingham, AL 35233



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1,763 SF  
Available

## ABOUT THE PROPERTY

Join Chase Bank, Qdoba, and Tropical Smoothie Café at this new two-story retail/office development in the UAB area.

Main Level Street Retail: 12,000± SF GLA  
1,763 SF Available

Second Level: 18 residential units managed by The Landing | Midtown

High daytime population and heavy foot traffic.  
Allocated parking.

Located on the corner of 5th Ave S & 20th St S in the center of the University of Alabama at Birmingham.

Walking distance to UAB Hospital and Campus buildings, Children's of Alabama, Publix, Starbucks, hotels, and many downtown locations.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,136	80,143	168,811
Average HH Income	\$82,832	\$100,657	\$104,314
Total Daytime Population	100,685	189,652	291,825
Year: 2024   Source: Esri			

## TRAFFIC COUNTS

20th Street S, adjacent to Site	9,868 VPD
20th Street S, S of Site	14,226 VPD
6th Avenue S, SW of Site	13,742 VPD
Year: 2023   Source: ALDOT	

## CONTACT

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SVP & Managing Principal  
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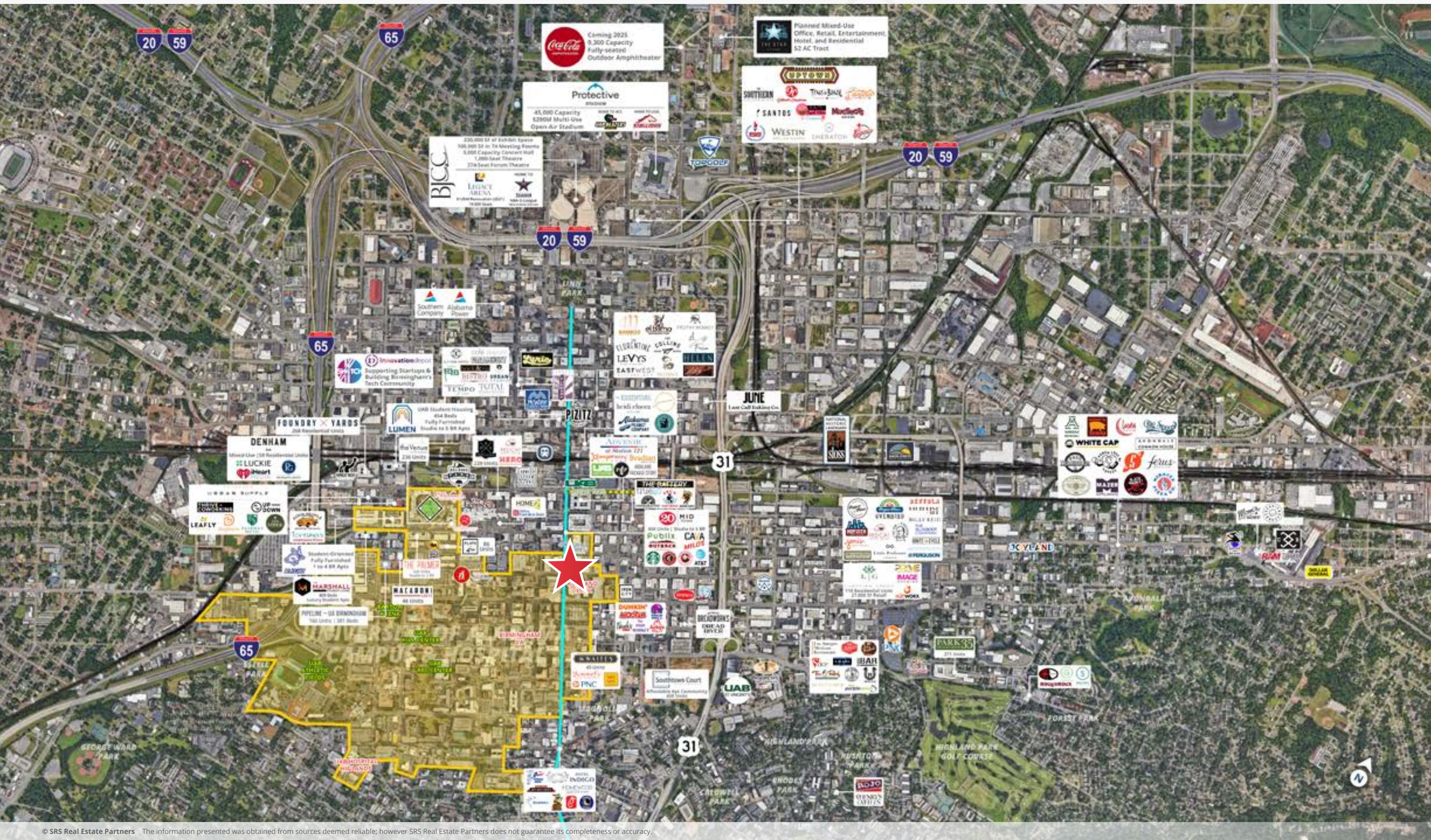
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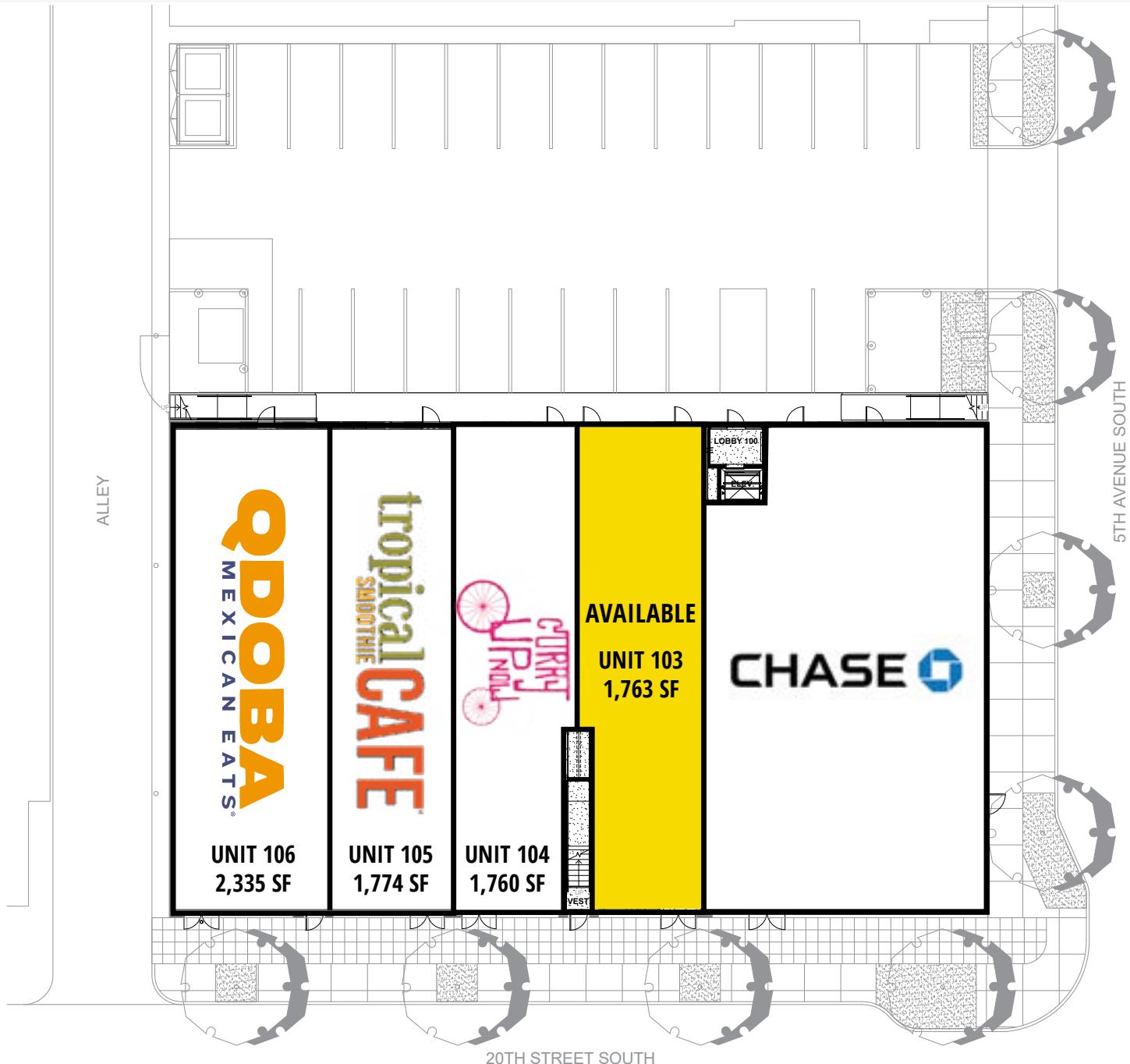
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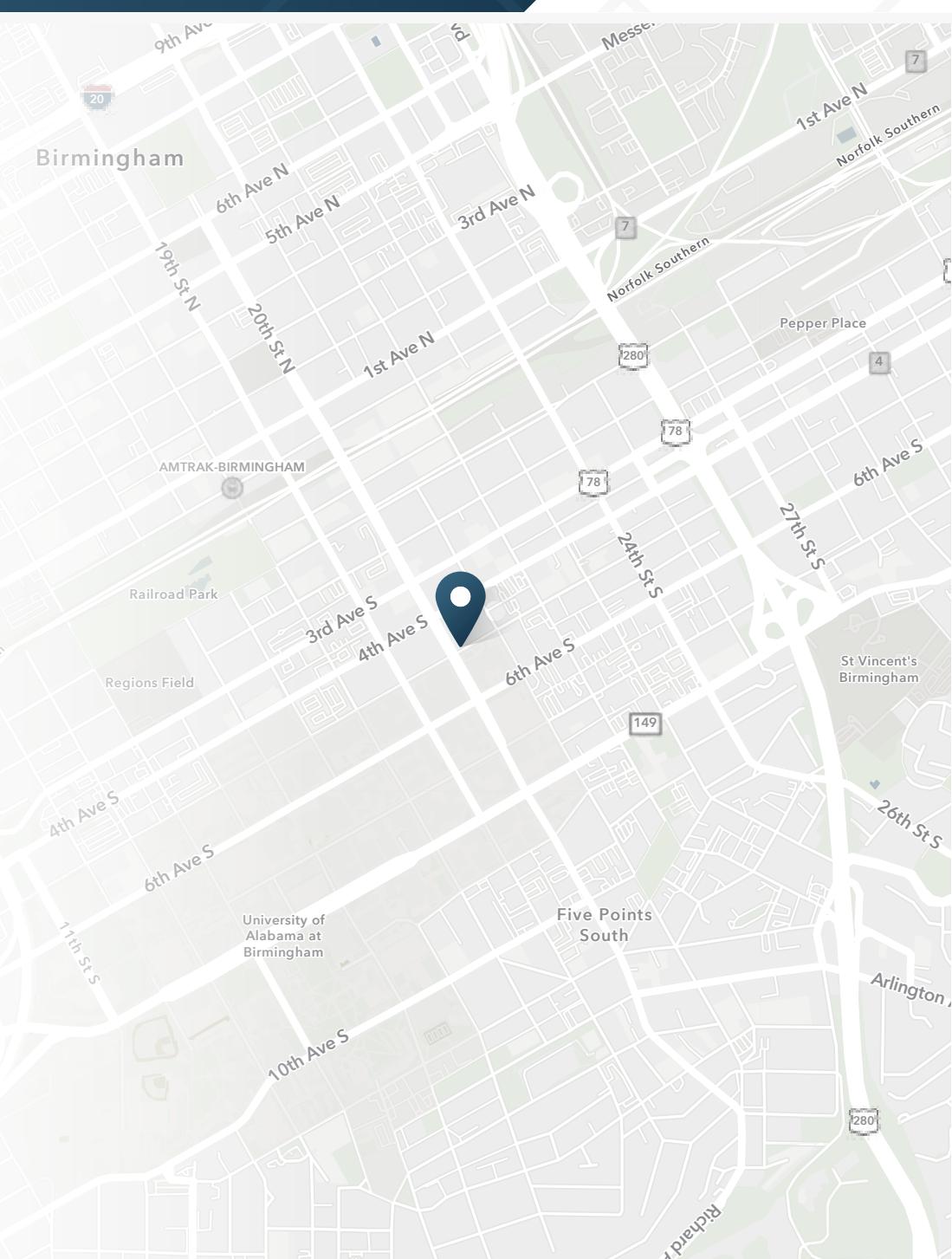


## DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
2024 Estimated Population	14,136	80,143	168,811
2029 Projected Population	16,094	83,045	170,613
Proj. Annual Growth 2024 to 2029	2.63%	0.71%	0.21%
<b>Daytime Population</b>			
2024 Daytime Population	100,685	189,652	291,825
Workers	93,866	150,043	204,132
Residents	6,819	39,609	87,693
<b>Income</b>			
2024 Est. Average Household Income	\$82,832	\$100,657	\$104,314
2024 Est. Median Household Income	\$50,660	\$51,070	\$53,902
<b>Households &amp; Growth</b>			
2024 Estimated Households	6,496	37,183	72,716
2029 Estimated Households	7,836	39,025	74,173
Proj. Annual Growth 2024 to 2029	3.82%	0.97%	0.40%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	56%	49%	46%
2024 Est. Black or African American	27%	40%	45%
2024 Est. Asian or Pacific Islander	10%	3%	2%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	7%	7%	7%
2024 Est. Hispanic (Any Race)	6%	6%	5%

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

SOURCE



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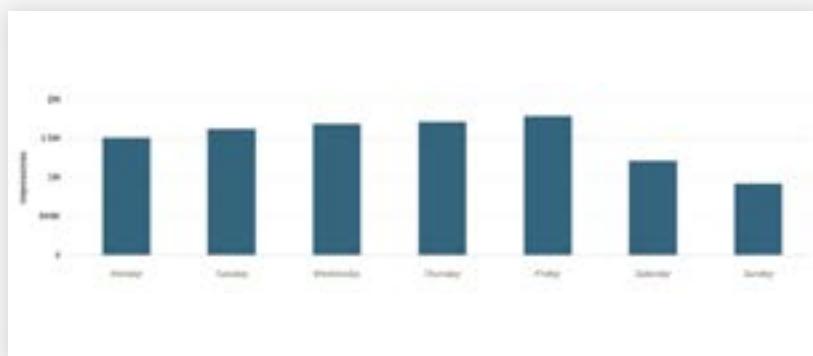
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Estimated Annual Impressions

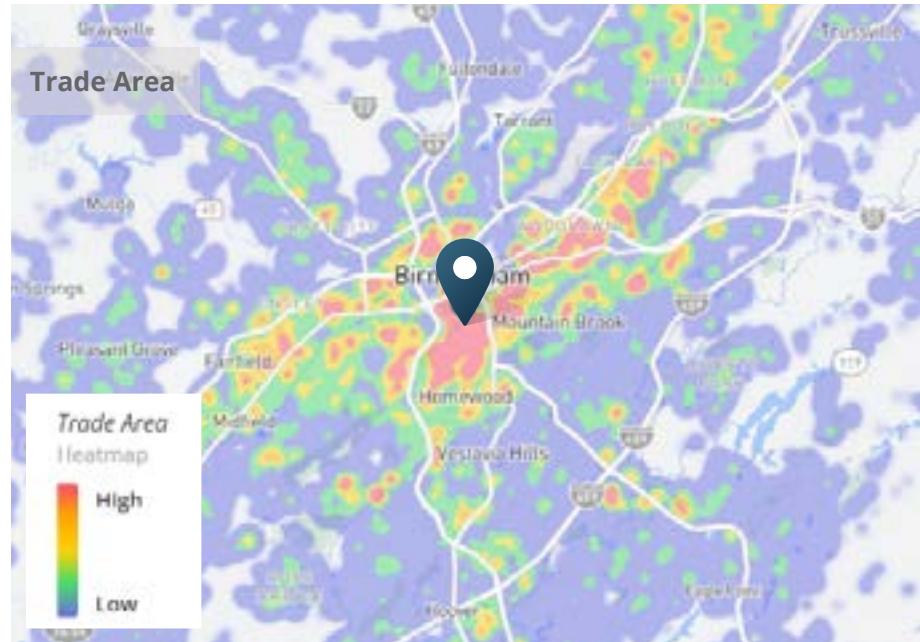
4/01/2023 - 3/31/2024

Estimated # of Viewers	Estimated # of Impressions	Impression Frequency
1.6M	10.5M	6.73

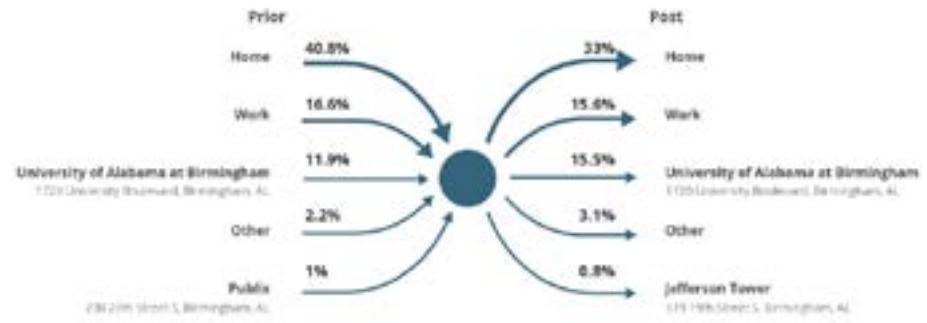
### Daily Impressions



### Hourly Impressions



### Customer Journey



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SOURCE





**SRS**

**SRS Real Estate Partners**

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