

OFFICE/RETAIL SPACE FOR LEASE

3501 1ST AVE S BIRMINGHAM, AL 35222



SPACE AVAILABLE

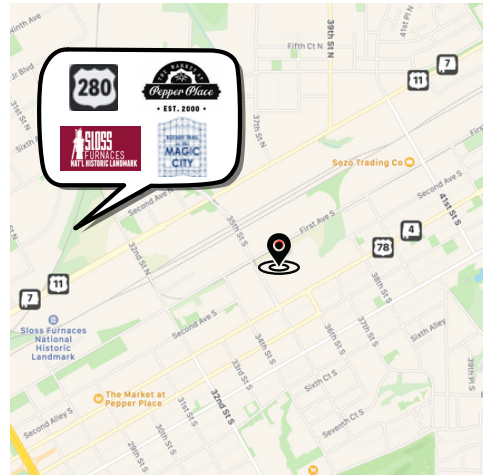
3,313 SF

LEASE RATE

\$18.50 PSF Net of Power

BUILDING FEATURES

- Highly visible corner location with numerous floor to ceiling windows
- Excellent space for restaurant or retail
- Can be used for Office
- Space to be delivered vanilla box



Rich Vanchina, SIOR

205.492.3137

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COMMERCIAL REAL ESTATE

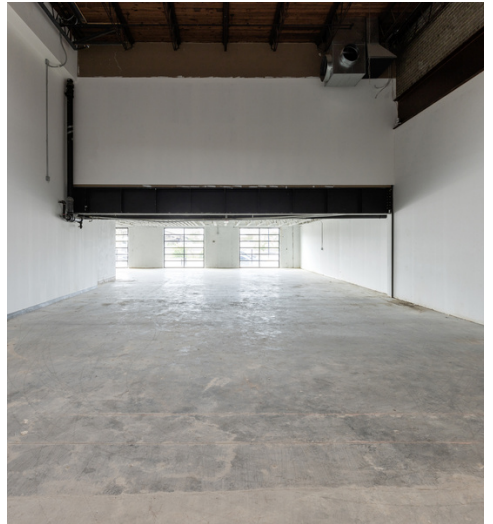
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OTHER BUILDING FEATURES:

- Tenants Include: Ghost Train Brewery, Trips For Kids, Transloop, and Freshwater Land Trust
- Excellent location on Southside, halfway between Avondale, and the CBD
- Mixed-use Development next to the Rotary Trail



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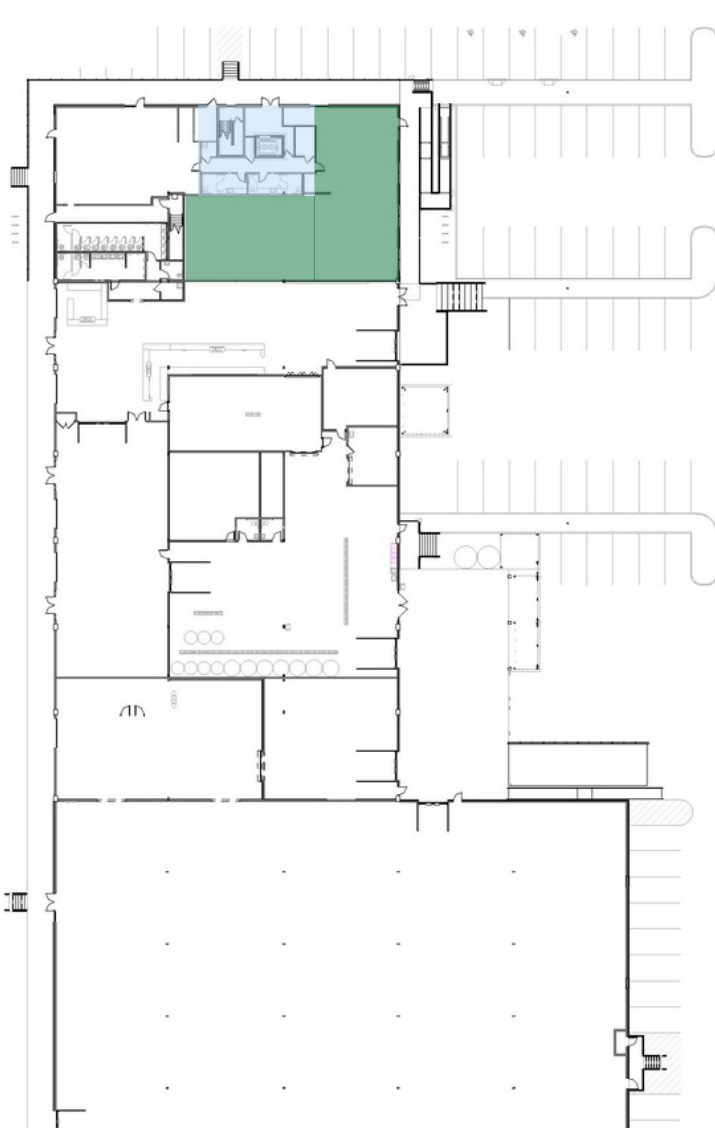
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AVAILABLE RETAIL SPACE + COMMON AREA



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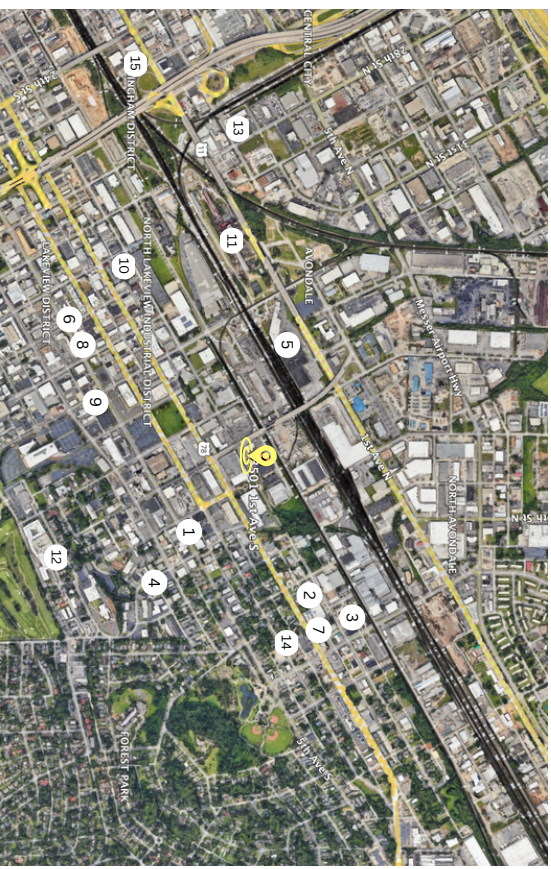
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SURROUNDING AMENITIES:

- 1 avondale ANIMAL HOSPITAL
- 2 Big Spool TASTERY
- 3 AVONDALE BREWINGS
- 4 Birminghams Yoga
- 5 BACK FORTY BEER COMPANY
- 6 Chicken 'n' Waffles CHICKEN
- 7 arcadia SIMON
- 8 BEANitos
- 9 Slice
- 10 Pepper Place
- 11 SLOPPERS HISTORIC LANDMARK
- 12 Pilsn' Whisly
- 13 PENSKE Truck Rental
- 14 ferus ARTISAN ALES
- 15 CARRIGANS



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