



# INNOVATION DISTRICT REDEVELOPMENT OPPORTUNITY

BIRMINGHAM, ALABAMA

1318 1st Avenue North  
Birmingham, Alabama 35203

AVAILABLE SPACE  
+/- 19,486 SF

ASKING PRICE  
\$975,000

### AMENITIES

- Prime downtown, high traffic, location with 1st Avenue North frontage
- Ideal for downtown retail, restaurant or office
- Walking distance to Railroad Park, Regions Field and Thomas Jefferson Tower
- Adjacent to Innovation Depot and across the street from Spire Metro Ops Center
- Easy access to HWY 31, HWY 280 and I-65

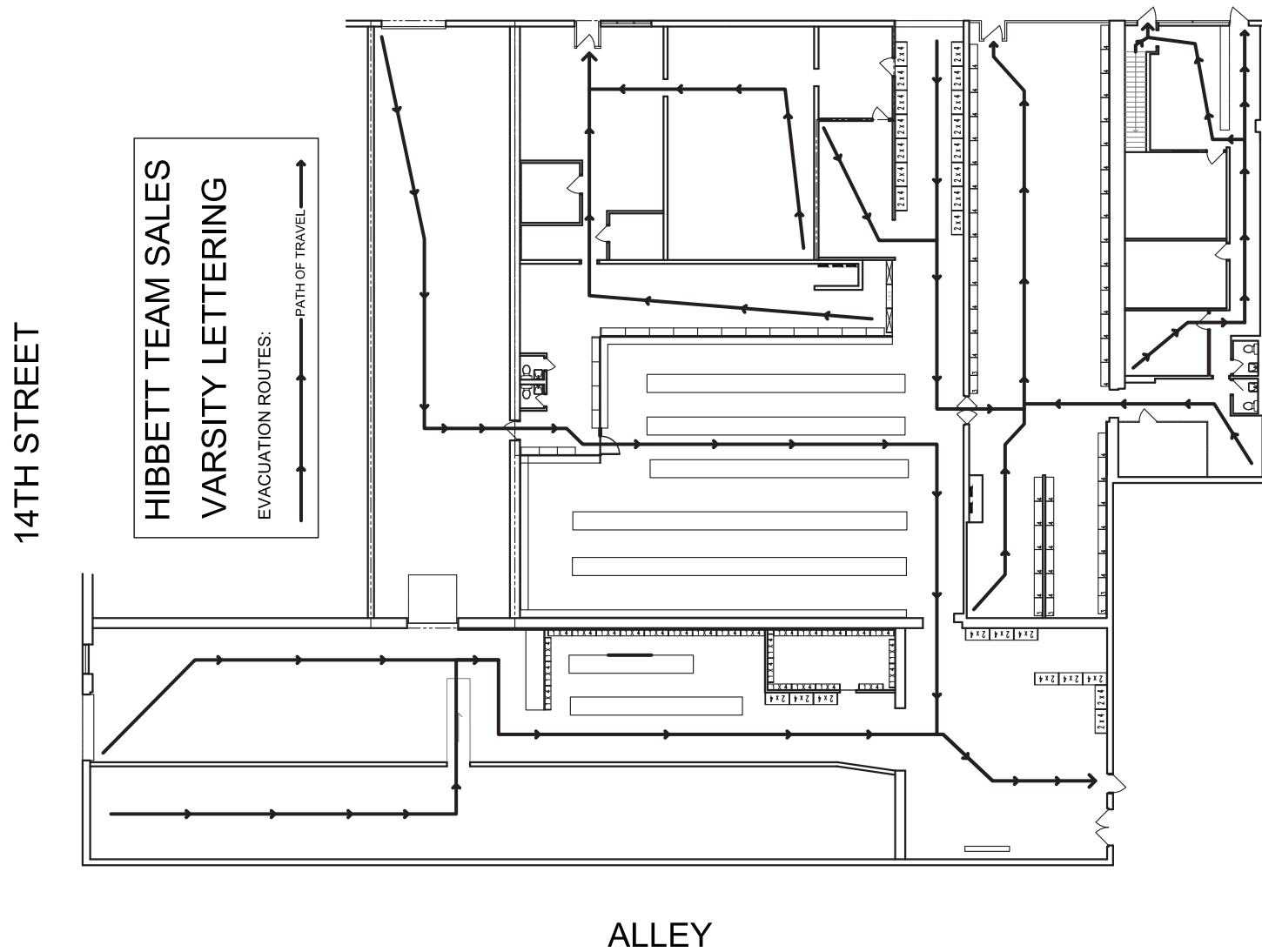
AGENT  
EMILY BYRD  
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60 14th Street South  
Suite 104  
Birmingham, Alabama 35233  
Telephone: (205) 322-0703  
www.corporaterealty1.com

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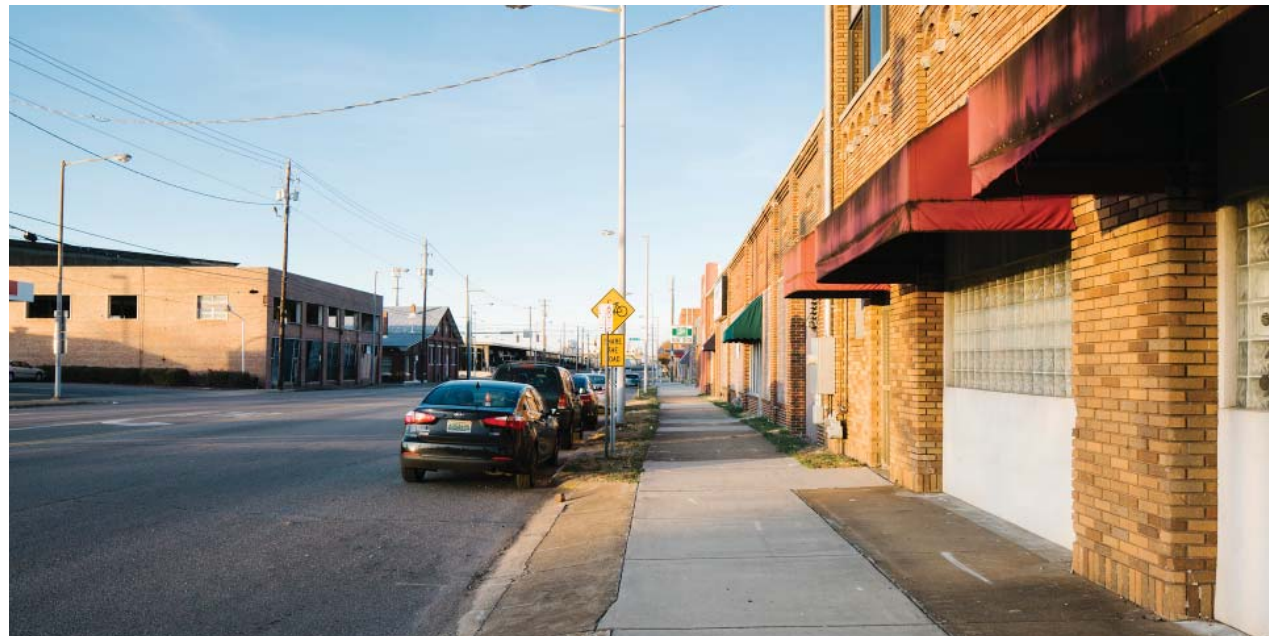
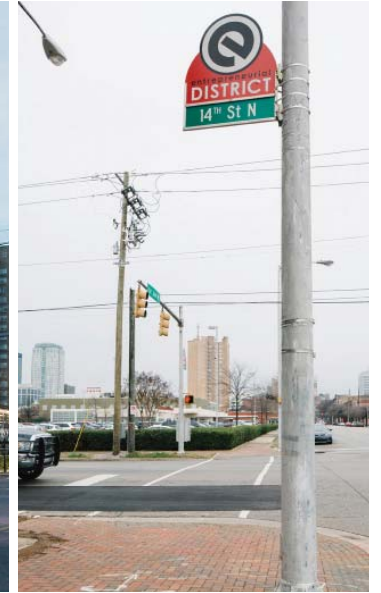
1ST AVENUE NORTH



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## DEMOGRAPHICS

### DAYTIME BUSINESS POPULATION

1 mile - 85,010  
 3 miles - 155,18  
 5 miles - 222,556

### POPULATION

1 mile - 6,137  
 3 miles - 79,821  
 5 miles - 172,573

### TRAFFIC COUNTS

Approximately 22,000 vehicles / day at site



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