



**Building 1 - 4,300 SF**

**Building 3 - 7,600 Sf**

**Price:**

**Building 2 - 4,300 SF**

**Building 4 - 7,600 SF**

**\$1,460,000**

**Total Bldg - 23,800 SF**

**Total Land - 42,000 SF**

- ✓ High visibility frontage on a corner lot at 16<sup>th</sup> St N and 2<sup>nd</sup> Ave N with strong connectivity to downtown Birmingham and surrounding districts
- ✓ Two adjacent lots provide rare urban flexibility for parking, outdoor activation, or phased expansion
- ✓ Flexible use configuration ideal for retail, cafe/bar, creative office, tech/startup HQ, or hybrid concepts tailored to modern startup needs
- ✓ Immediate proximity to a dense network of founders, venture activity, and tech talent

☎ (205) 937-1790

✉ libby@tessa-cre.com

☎ (931) 980-3636

✉ tika@tessa-cre.com

[www.tessa-cre.com](http://www.tessa-cre.com)



Discover 1530 2nd Ave N, a perfectly positioned property Located in the core of Birmingham's Innovation District, directly between Innovation Depot and Nextec, placing tenants in the center of the city's fastest-growing startup ecosystem

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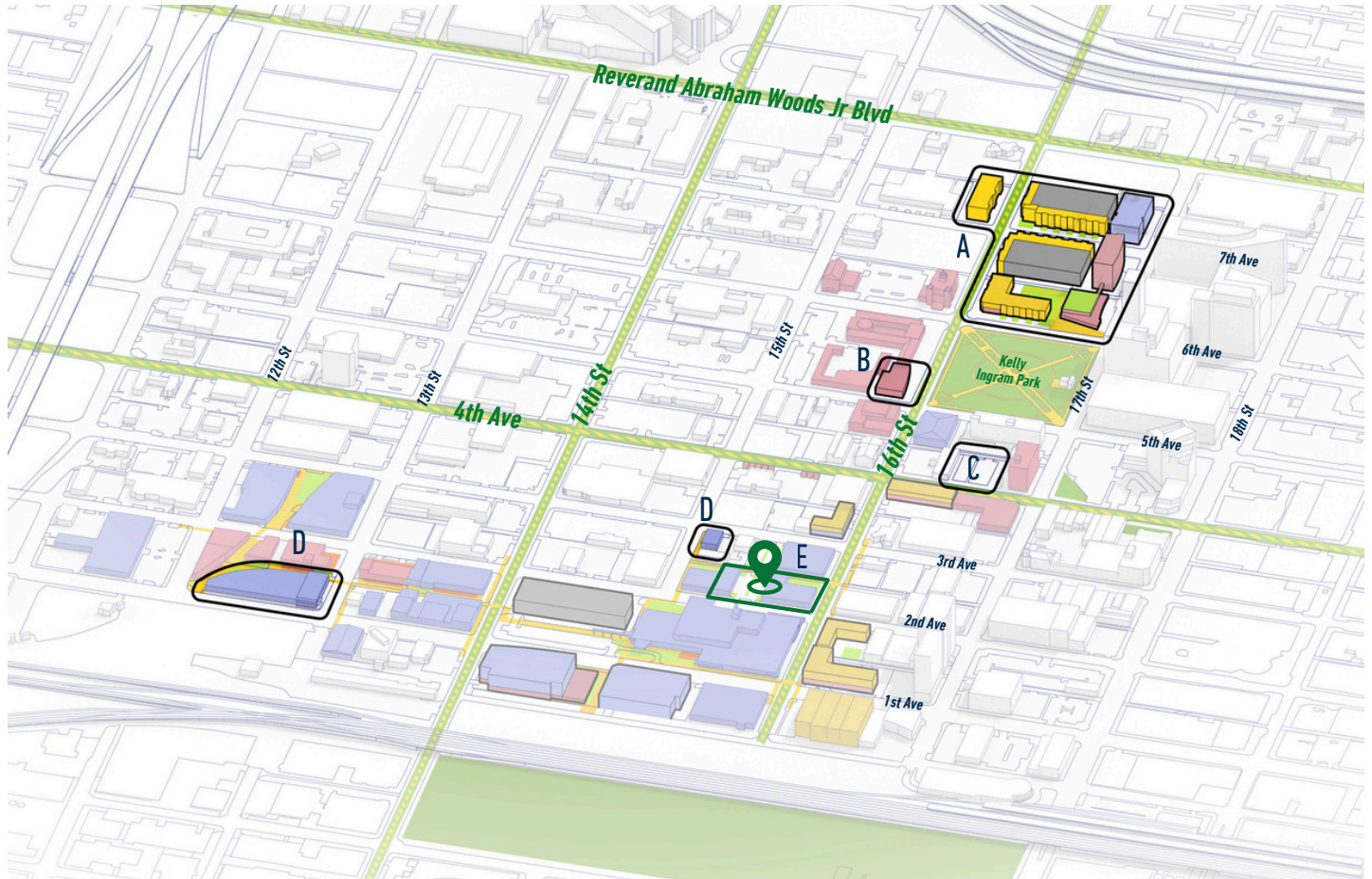
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## Significant Public Investment Driving Momentum Along the 16th Street Corridor

Backed by meaningful investment from the City of Birmingham, the 16th Street Corridor is rapidly emerging as a focal point for innovation and economic growth. This property is ideally positioned within the Switch District, nestled between Innovation Depot and Nextec, both operating at full occupancy, placing it at the center of one of the city's most active and rapidly growing tech submarkets.



### Investments proposed within the Corridor:

- A** Residential Mixed-Use with Hospitality and Event Space
- B** Public Market and Retail Incubator
- C** Masonic Temple Renovation and Redevelopment
- D** Key Innovation Organizations
- E** **1530 2<sup>nd</sup> Ave N. (SITE)**

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This neighborhood boasts multiple amenities and residences offering convenience and abundant street life energy.

- ✓ Innovation Depot & Nextec
- ✓ Crestline Bagel
- ✓ Tasty Town Greek Restaurant
- ✓ Birmingham Police Headquarters
- ✓ Coming Soon: AMFirst HQ
- ✓ Railroad Park & Regions Field
- ✓ Birmingam Civil Rights Institute
- ✓ Cala Coffee
- ✓ UAB Hospital
- ✓ Pizitz Food Hall and Residences
- ✓ Citizens Trust Bank
- ✓ Jemison Flatts
- ✓ Elyton, Fairfield, and Kelly Hotels
- ✓ Coming Soon: Kulture City Campus
- ✓ Publix Supermarket
- ✓ Salud Taqueria
- ✓ Foundry Yards Apartments
- ✓ Monday Night Brewing Co.
- ✓ Whammy Coffee
- ✓ Sidewalk Cinema
- ✓ Alicias Coffee
- ✓ Monday Night Brewing Co.

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# TESSA

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FOR SALE



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