



Homewood Retail/Office For Lease

2822 Central Avenue, Homewood, Alabama 35209



4,916
SF



Ample On-Site
Parking



Downtown
Homewood

RENTAL RATE
\$ \$36/SF NNN

Property Overview

This property that formerly housed a high end clothing and firearms business is ready for a new tenant. Located in Birmingham's best retail market, customers/clients can walk or drive to this property with ease. Designed by Christopher Architects, the building's beauty lends itself to upscale retail or office use.

- Single tenant, owner will allow subleases.
- Abundance of parking.
- Full renovation completed in 2016.
- Surrounded by successful businesses and high income demographics.



Neighborhood



TAKING QUAIN AND CHARMING TO THE NEXT LEVEL.

Small town southern life meets vibrant, contemporary retail, dining and entertainment options in this easy-to-find, easier-to-get-around neighborhood.

Homewood's high quality of life, top tier school system, economic growth, and charming feel has helped it reach an overall A+ Niche rating and become labeled as the #1 place to live in the Birmingham area.

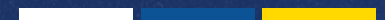


A+

Overall Niche Grade

Information deemed reliable but not guaranteed.

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Neighborhood (Cont'd)



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Demographics

2822 CENTRAL AVENUE

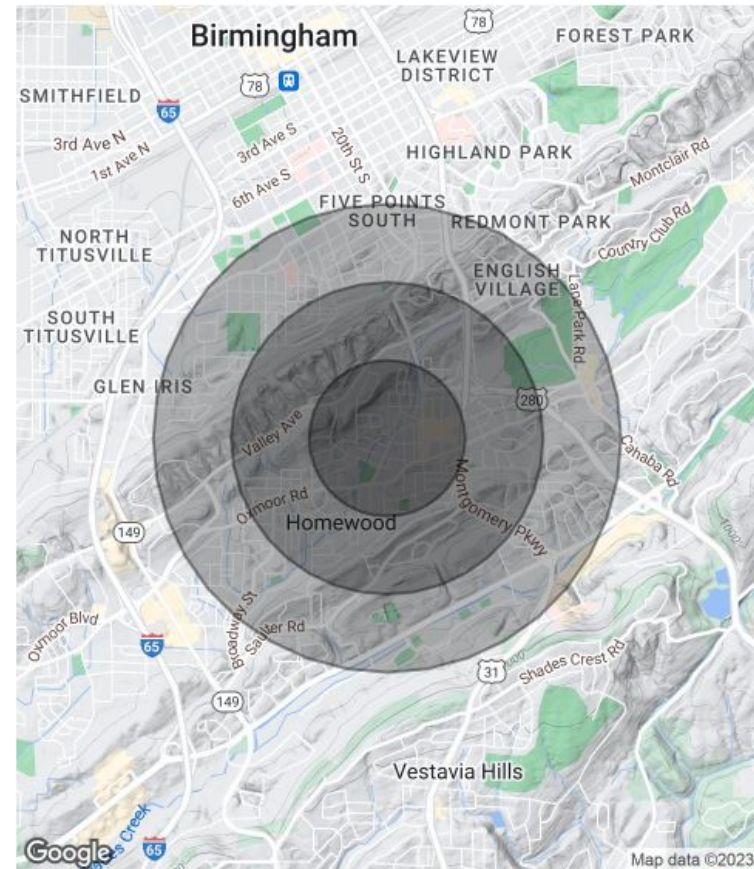
Homewood, AL 35209

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,657	13,556	30,466
Average Age	33.8	33.7	32.6
Average Age (Male)	33.9	33.6	31.7
Average Age (Female)	36.4	34.0	33.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,849	6,806	14,761
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$107,334	\$105,701	\$101,058
Average House Value	\$369,721	\$377,910	\$369,803

* Demographic data derived from 2020 ACS - US Census

IRON VEST
PARTNERS



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