

3804 2ND AVE SOUTH

3804 2nd Ave S, Birmingham, AL 35222

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Office warehouse with food production infrastructure for sale

Outstanding Avondale location along the rotary trail extension and 2 blocks from Avondale Brewery

PROPERTY HIGHLIGHTS

- Built in 1993 and renovated in 2022.
- 19' - 16' foot clear front to back
- 13' grade level roll up door
- 9' dock high door with dock well.
- Approx 2,000 SF of office space with additional food production area and large walk in cooler
- 120V / 400 amp electrical service

OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$10 SF/yr (NNN)
Available SF:	8,272 SF
Lot Size:	13,440 SF
Building Size:	8,272 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	814	3,282	16,365
Total Population	1,333	6,041	31,461
Average HH Income	\$127,857	\$108,407	\$113,987

JOHN TALLY

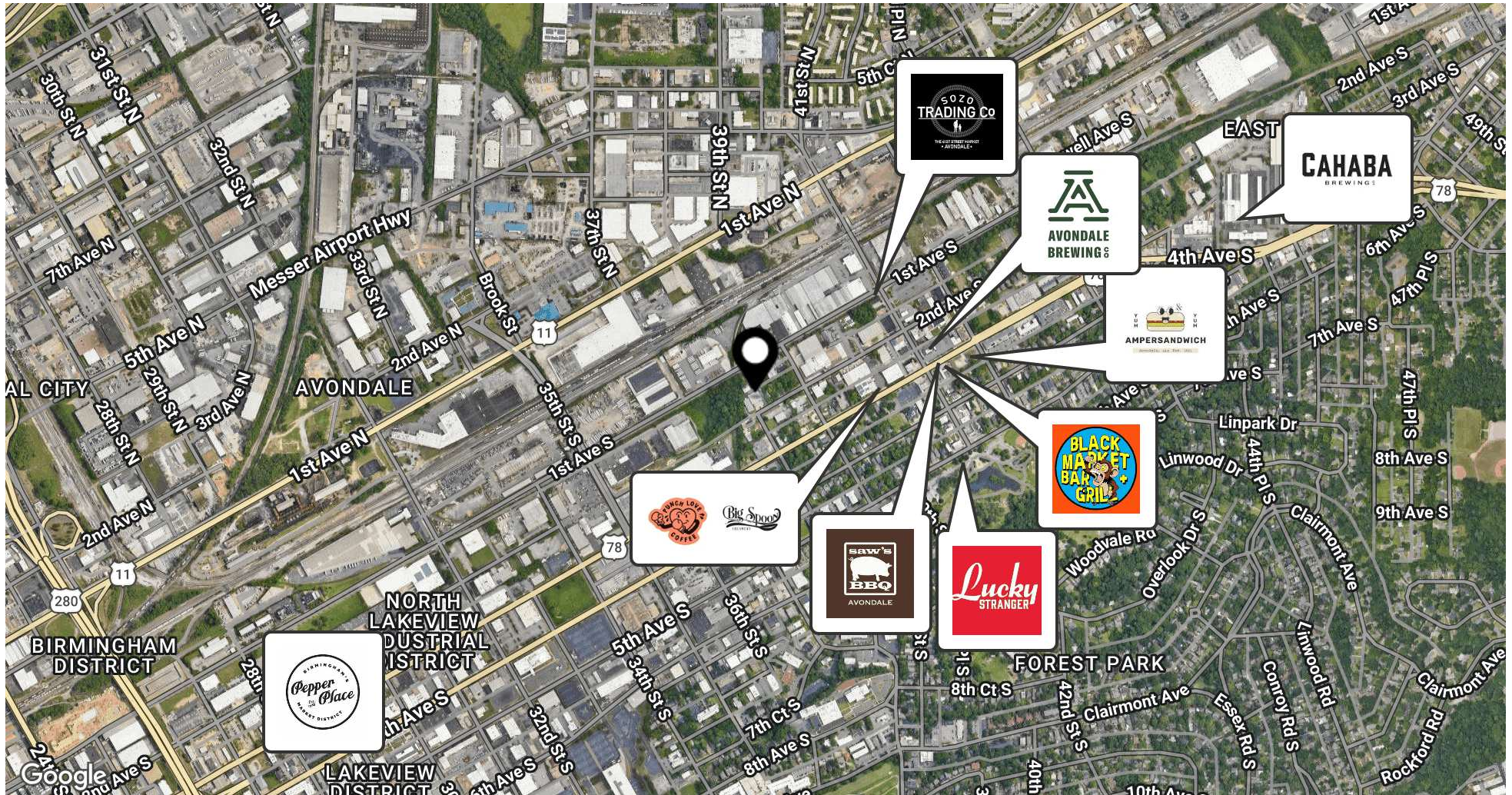
Principal and Qualifying Broker
205.757.0237
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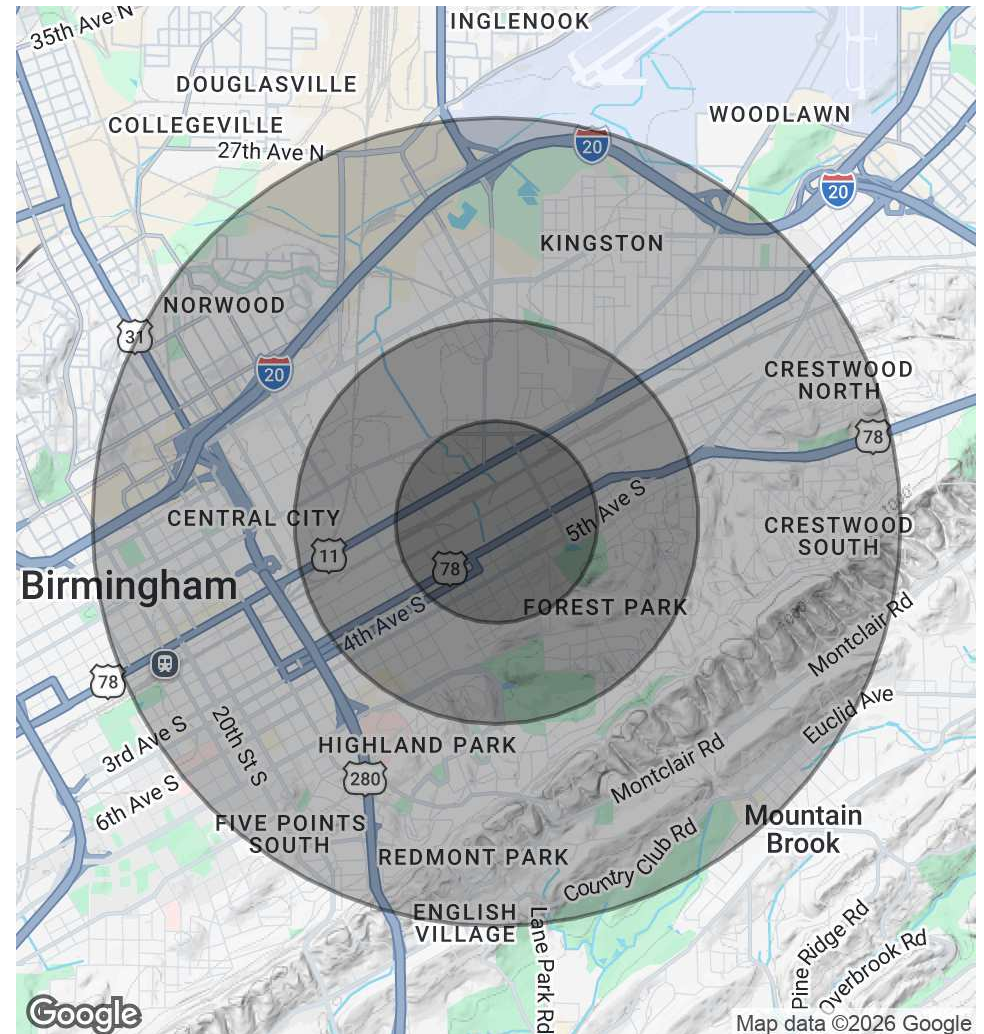
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,333	6,041	31,461
Average Age	33.6	32.6	38.3
Average Age (Male)	32.7	34.6	37.7
Average Age (Female)	35.0	32.9	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	814	3,282	16,365
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$127,857	\$108,407	\$113,987
Average House Value	\$243,428	\$420,362	\$524,783

2023 American Community Survey (ACS)



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