

LONGSHORE BUILDING

2009 2nd Ave N, Birmingham, AL 35203

OFFICE BUILDING FOR LEASE

LONGSHORE BUILDING

2009

JOHN TALLY

Principal and Qualifying Broker
205.757.0237
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Tally

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PROPERTY DESCRIPTION

This space offers an unmatched location at the epicenter of downtown. Parking available across the street in BPA Deck 6 \$100 per month per space. Additional parking options close by.

PROPERTY HIGHLIGHTS

- Outstanding location on the main food and beverage corridor downtown.
- Adjacent to Helen, Bayonet, steps from Golden Age Wine Garden, Salud, Paramount, ZaZa, Brick and Tin, and Bistro 218
- Flexible Lease Terms (will consider short term leases)

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	3,500 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,635	17,658	33,062
Total Population	7,047	36,350	71,973
Average HH Income	\$56,467	\$65,598	\$79,180

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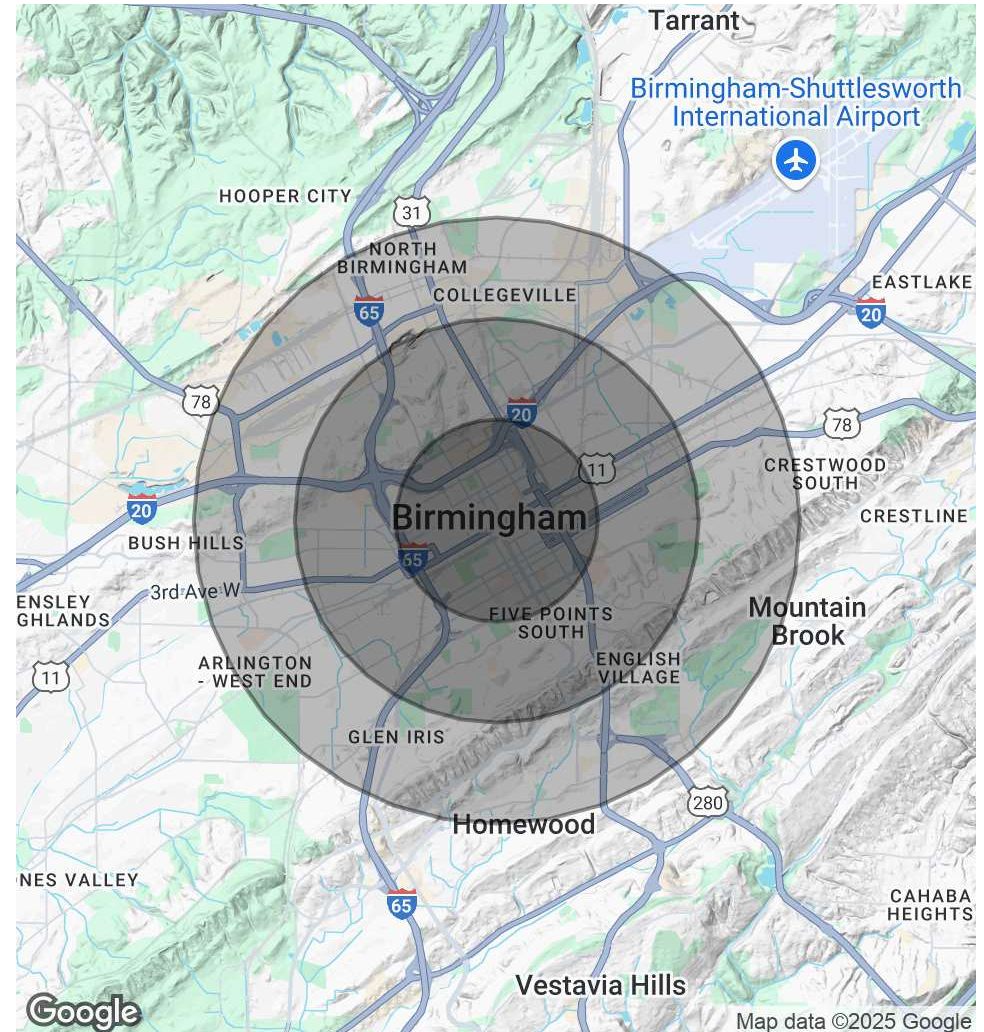
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,047	36,350	71,973
Average Age	35	38	39
Average Age (Male)	35	38	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,635	17,658	33,062
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$56,467	\$65,598	\$79,180
Average House Value	\$284,967	\$313,814	\$361,545

Demographics data derived from AlphaMap



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