

FOR LEASE

2,000SF Available at Park Place
1905 Park Place, Birmingham, AL 35203



RED ROCK



4,700 SF Retail and Office
Lease Rate: \$19 SF/yr (NNN)

RACHEL ROMANO

Broker

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TRISH RUSHING, CCIM

VP Commercial Brokerage

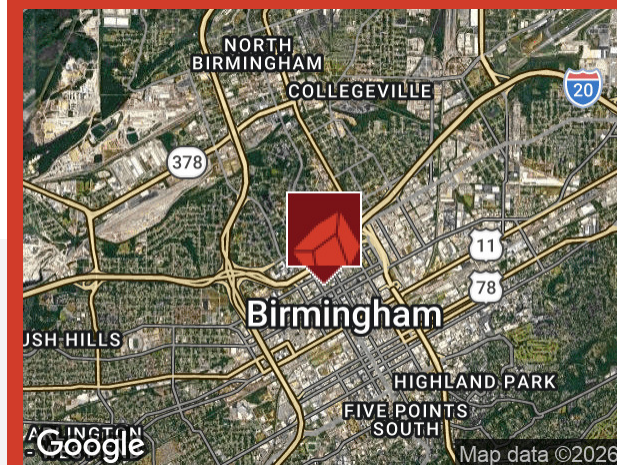
813.309.2875

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1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

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PROPERTY OVERVIEW

This 2,000SF space is located in downtown Birmingham and is surrounded by a variety of restaurants, retail and entertainment options. The Birmingham Museum of Art, historic Alabama Theatre, and Railroad Park are all within walking distance. The property also offers convenient access to major roadways and public transportation.

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Building Size:	4,700 SF
Available SF:	2,000 SF
Number of Units:	2
Zoning:	B4

PROPERTY HIGHLIGHTS

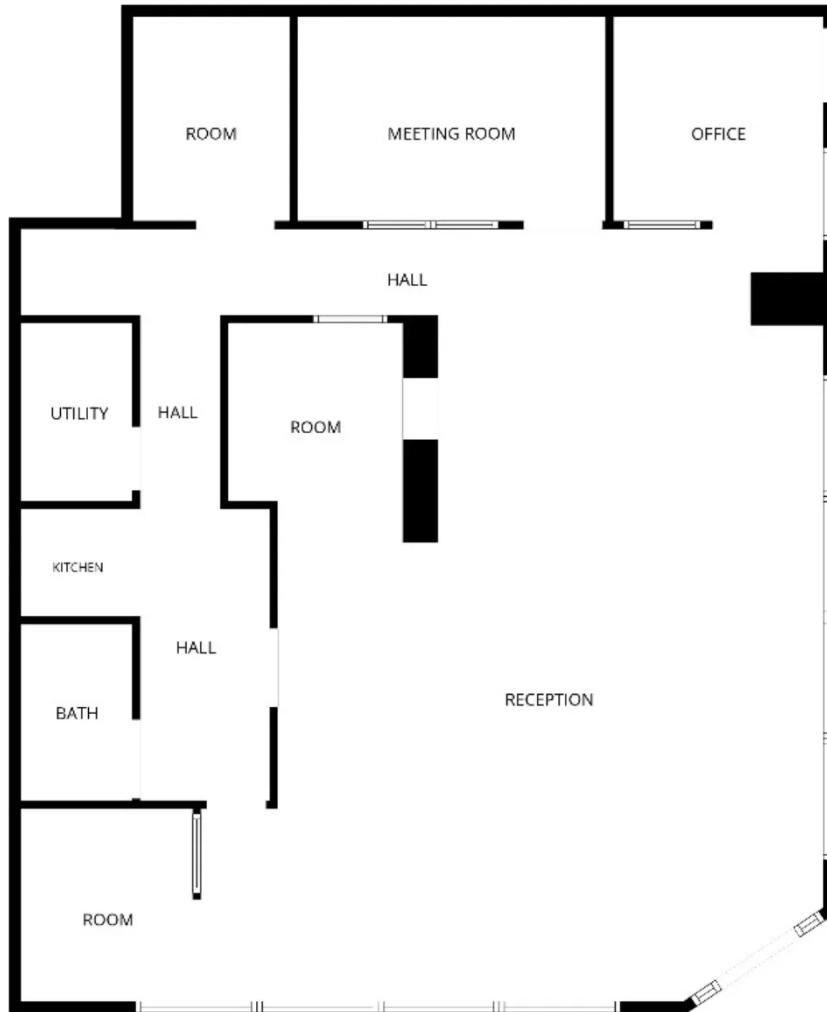
- Convenient downtown location
- Spacious and versatile interior layout
- High visibility and foot traffic
- Proximity to public transportation
- Close to major highways and thoroughfares

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

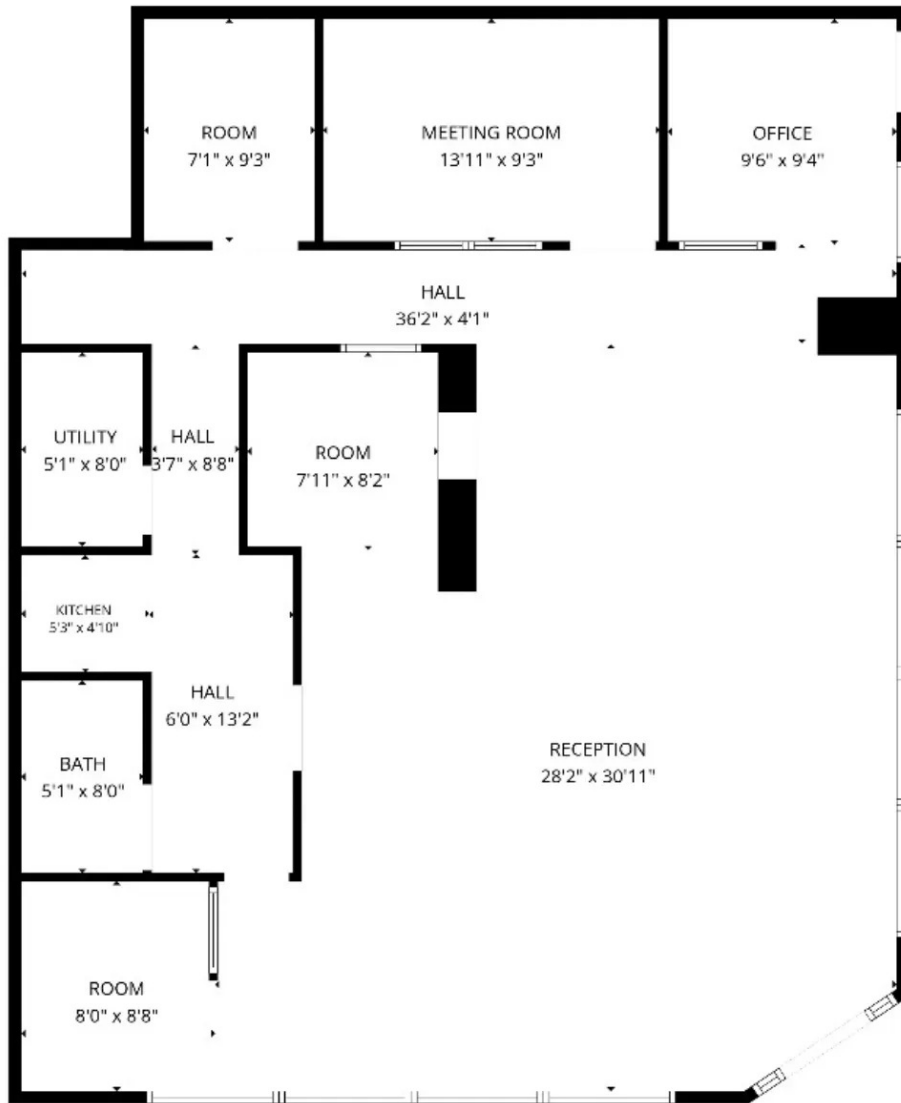


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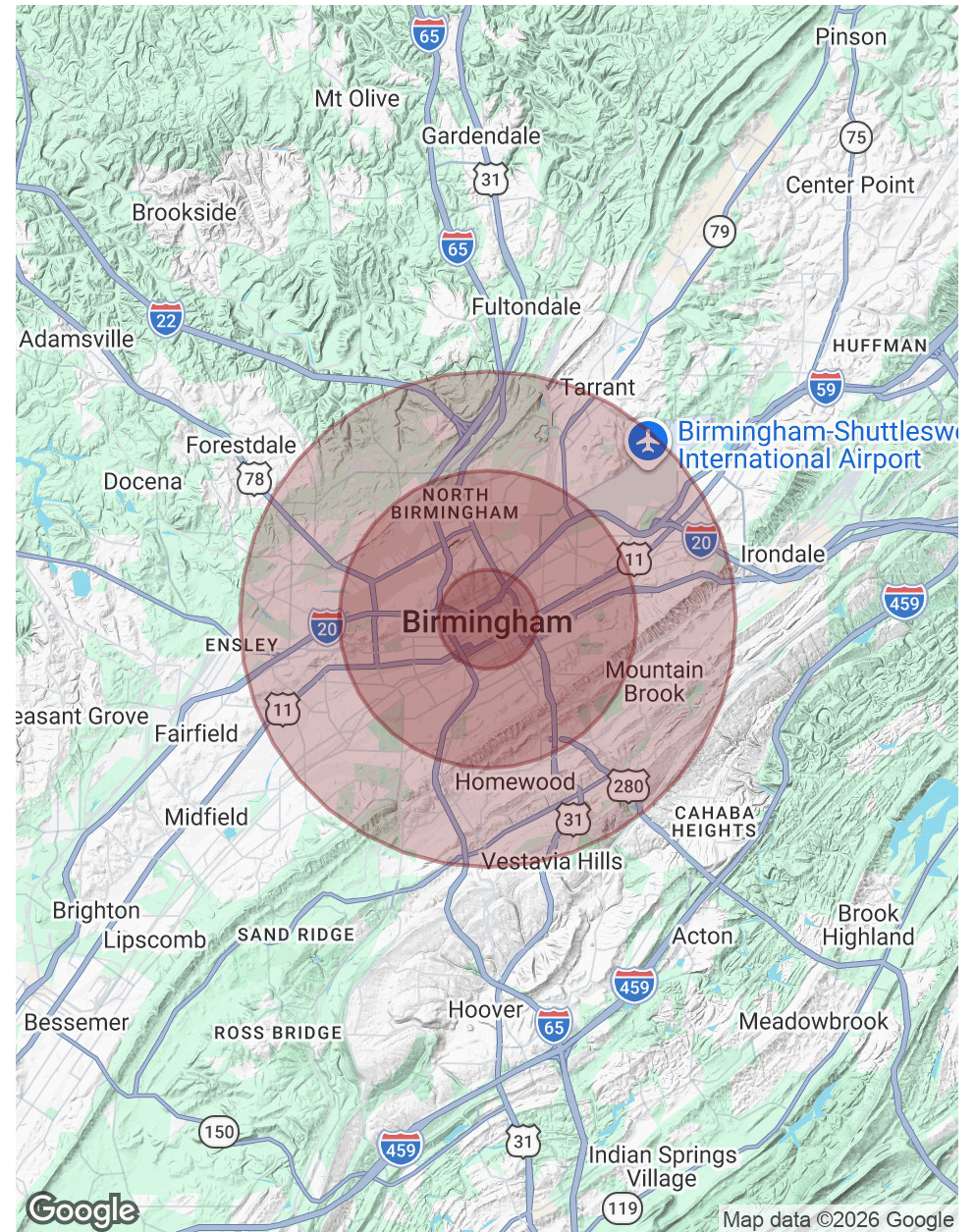
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,438	68,414	163,689
Average Age	37.1	36.9	37.9
Average Age (Male)	34.0	36.6	36.3
Average Age (Female)	41.7	38.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,075	32,661	70,522
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$66,190	\$84,789	\$98,913
Average House Value	\$225,788	\$379,707	\$431,131

2023 American Community Survey (ACS)



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