

FOR LEASE: 994 SF

400 41st Street South

400 41st Street South, Birmingham, AL 35222



MAIN STREET AVONDALE RETAIL / RESTAURANT REDEVELOPMENT

Bill Clements, CCIM
205.823.3070
Bill@TheRetailCompanies.com

Brooks Corr, CCIM
205.823.3080
Brooks@TheRetailCompanies.com

1841 Montclair Lane, Suite 102
Birmingham, AL 35216
TheRetailCompanies.com
205.823.3030

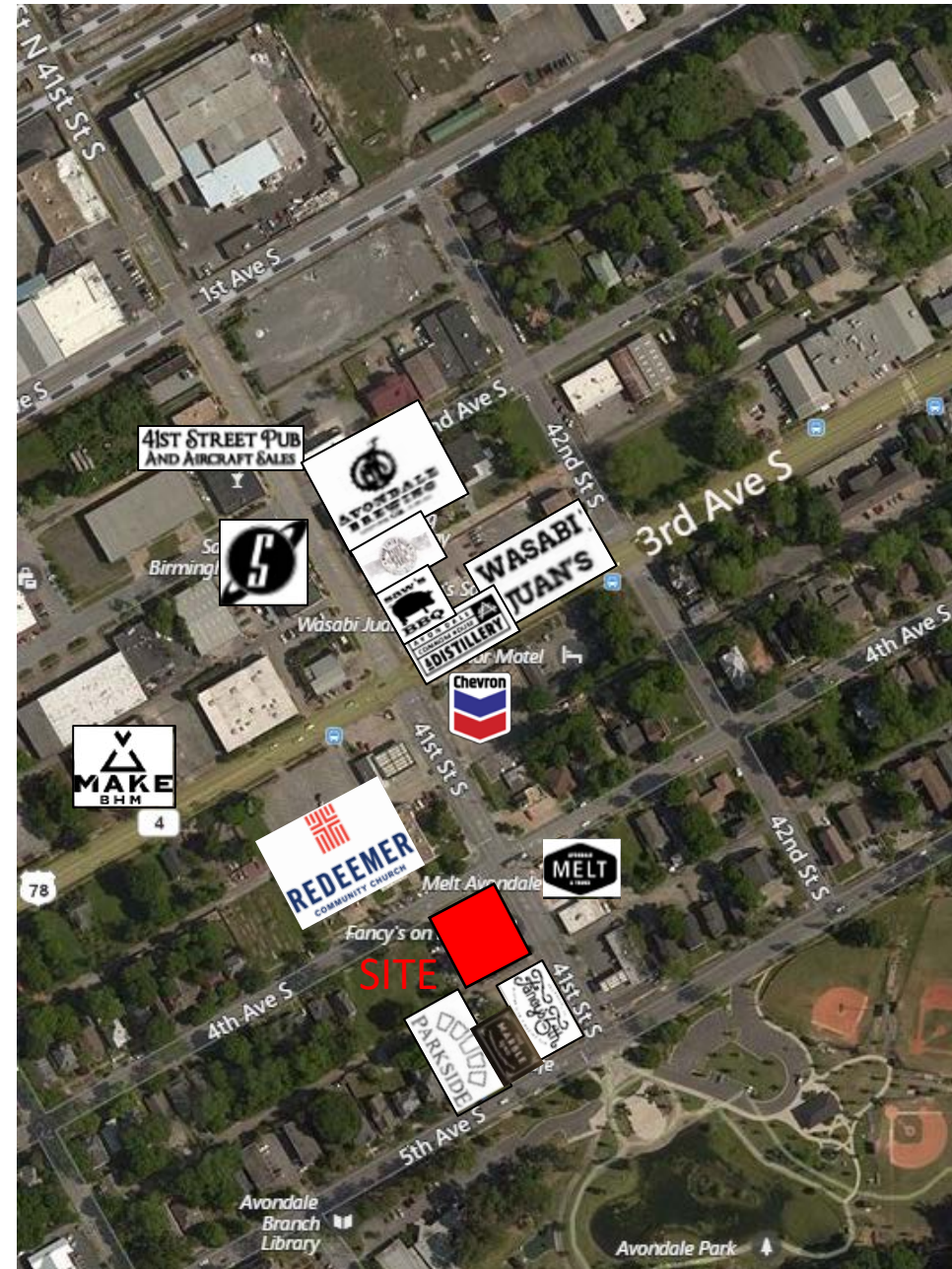
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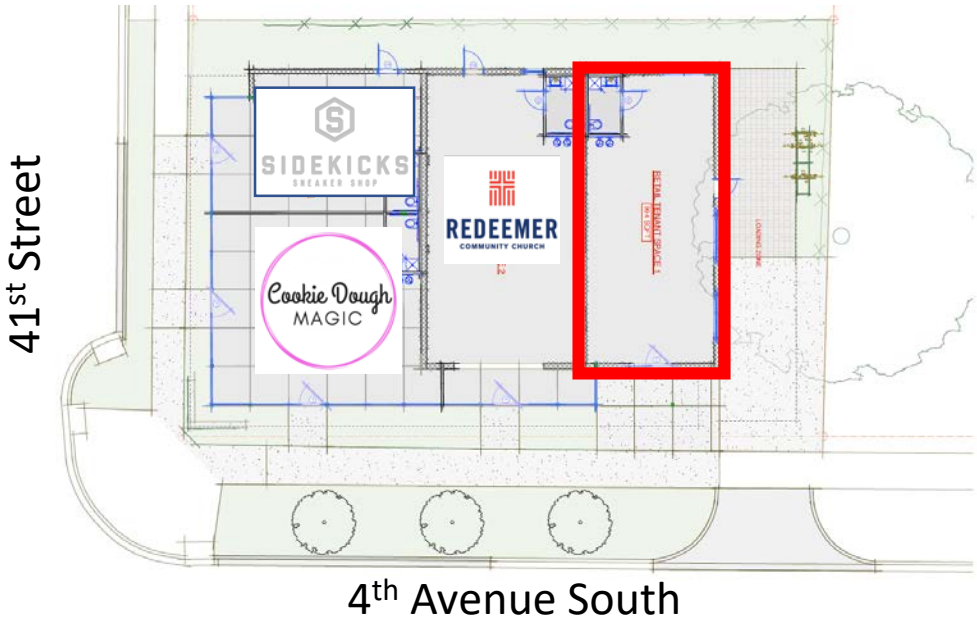
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- Located in historic Avondale, 400 Forty-First Street S. is positioned in the urban heart of resurgent downtown Birmingham. Once a bustling steel town, Avondale has exploded back to life with a convergence of local art, music, cuisine, and entrepreneurial spirit. Recently featured in Southern Living as a “next great neighborhood,” Avondale is often referred to the “Ham’s” hippest haven
- **THE CITY OF BIRMINGHAM, SPECIFICALLY DOWNTOWN, HAS SEEN A 58% INCREASE AMONG 24-35 YEAR OLDS BETWEEN 2010 AND 2014, A RATE MORE THAN TRIPLE THE NATIONAL AVERAGE**
- Dining and Entertainment surrounding this site: AVONDALE BREWERY, SATURN MUSIC VENUE, PARKSIDE CAFE, 41ST STREET PUB, SAW’S BBQ, POST OFFICE PIES AND THE CITY’S ONLY SPEAKEASY, THE MARBLE RING
- 160,000+ Residents within 5 miles of site including Mountain Brook and Forest Park
- Up to Four (4) Spaces Available Ranging From 600 +/- SF TO 1,200 +/- SF



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Avondale redevelopment filling up as retail tenants sign on

— SUBSCRIBER CONTENT: Jun 22, 2018, 12:35pm CDT

A redevelopment project in the heart of Avondale has landed another tenant.

Developer [Adam Thrower](#)'s 400 41st building, at the former Painted Shovel location, said [Cookie Dough Magic](#) will take the prominent corner space at the development with access to 41st Street and 4th Avenue.

[Cookie Dough Magic](#) is planning to open in early August, and fellow tenant [Sidekicks Sneaker Shop](#) is expected in late August or early September in a 683-square-foot space. Design Initiative designed the spaces for both Sidekicks and [Cookie Dough Magic](#).

The overall building has approximately 3,800 square feet of space. Thrower said there are two spaces left to lease. Bill Clements with The Retail Companies is the broker.

We previously reported on the launch of [Cookie Dough Magic](#), which will serve edible, raw, and safe-to-eat cookie dough in a variety of flavors.

"It will be a unique dessert concept for the city but should complement very well the variety of current food offerings in Avondale," said Thrower in an email to the BBJ. "It has been exciting to see, just from [Cookie Dough Magic](#)'s social media posts, the tremendous interest and enthusiasm for the Doughery's opening. (Owners Chris and [Melissa Bell](#)) have even received several requests for pre-opening samples from several Avondale businesses."

The 400 41st project is a further example of revitalization in Avondale and of the rise of local retail industry.

Brent Godwin
Real Estate Editor
Birmingham Business Journal



DESIGN INITIATIVE
A rendering of the Cookie Dough Magic space at the 400 41st project in Avondale.

New cookie dough concept coming to Avondale

Jun 13, 2018, 1:33pm CDT

A new cookie doughery is opening this summer in the Magic City.

Cookie Dough Magic is opening for business at 400 41st St. Suite 102 in Avondale, [reports Bham Now](#).

Owners Chris and [Melissa Bell](#) were inspired to open their shop after eating at a similar establishment in New York City.

"We chose Avondale for its unique and friendly atmosphere," the Bells told the Birmingham Business Journal. "Avondale is also very supportive of originality and local businesses, which makes it the perfect place for Cookie Dough Magic."

The shop will serve 10 flavors of cookie dough served on a cone or in a cup. The cookie dough is made with pasteurized eggs and heat-treated flour.

Cookie Dough Magic will also offer catering services.

When we asked if they plan to open more locations, the Bells said they are focusing on their Avondale location.

"We want to make it perfect for our customers before possibly opening other locations. We would be ecstatic if we are able to bring Cookie Dough Magic to other parts of Alabama someday!"

The shop is expected to open in early August. Cookie Dough Magic will announce its opening date on its social media pages.

Hanno van der Bijl
Digital Producer
Birmingham Business Journal



PIXHERE
Cookie Dough Magic is opening in Avondale in August.

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