

MOVE-IN READY ENTERTAINMENT VENUE: RESTAURANT AND ROOFTOP BAR

1006 20TH STREET SOUTH. BIRMINGHAM, AL 35205

PROPERTY FOR LEASE



The
**Retail
Companies**
Real Estate Is Our Passion.

205.823.3030
www.TheRetailCompanies.com



15,800 SF FOR LEASE

CALL FOR PRICING

Bill Clements, CCIM
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205.823.3070

Real Estate Is Our Passion
1841 Montclair Lane, Suite 102
Birmingham, AL 35216

Brooks Corr, CCIM
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205.823.3080

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MARKET AERIAL



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ABOUT THE PROPERTY

- Move-In Ready Entertainment Venue: Restaurant and Rooftop Bar
- A dozen arcade games on contract with a local vendor
- 2 bars downstairs, main bar and private lounge
- 2,000 SF rooftop patio with bar
- Fully equipped full-service commercial kitchen
- Giant bar with several long shelves and 20 beer taps
- Large draft fridge for beer system
- New HD projector in front lounge
- 6 TVs around the downstairs bar, one upstairs
- Full building sound system that can be split so that areas operate independently
- 5 bathrooms (M/W, family, and staff)
- Loading dock and storage area with staff lockers
- Management office

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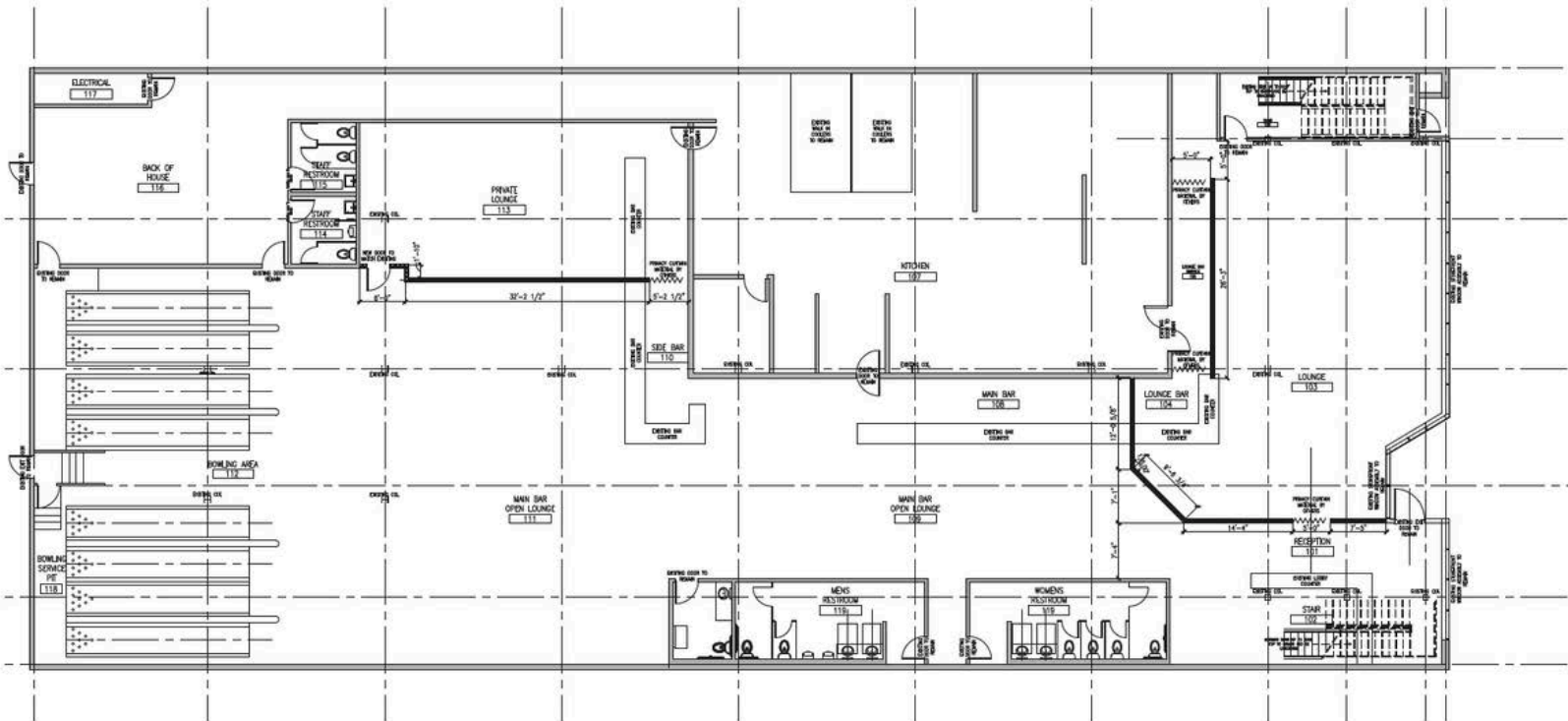
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A1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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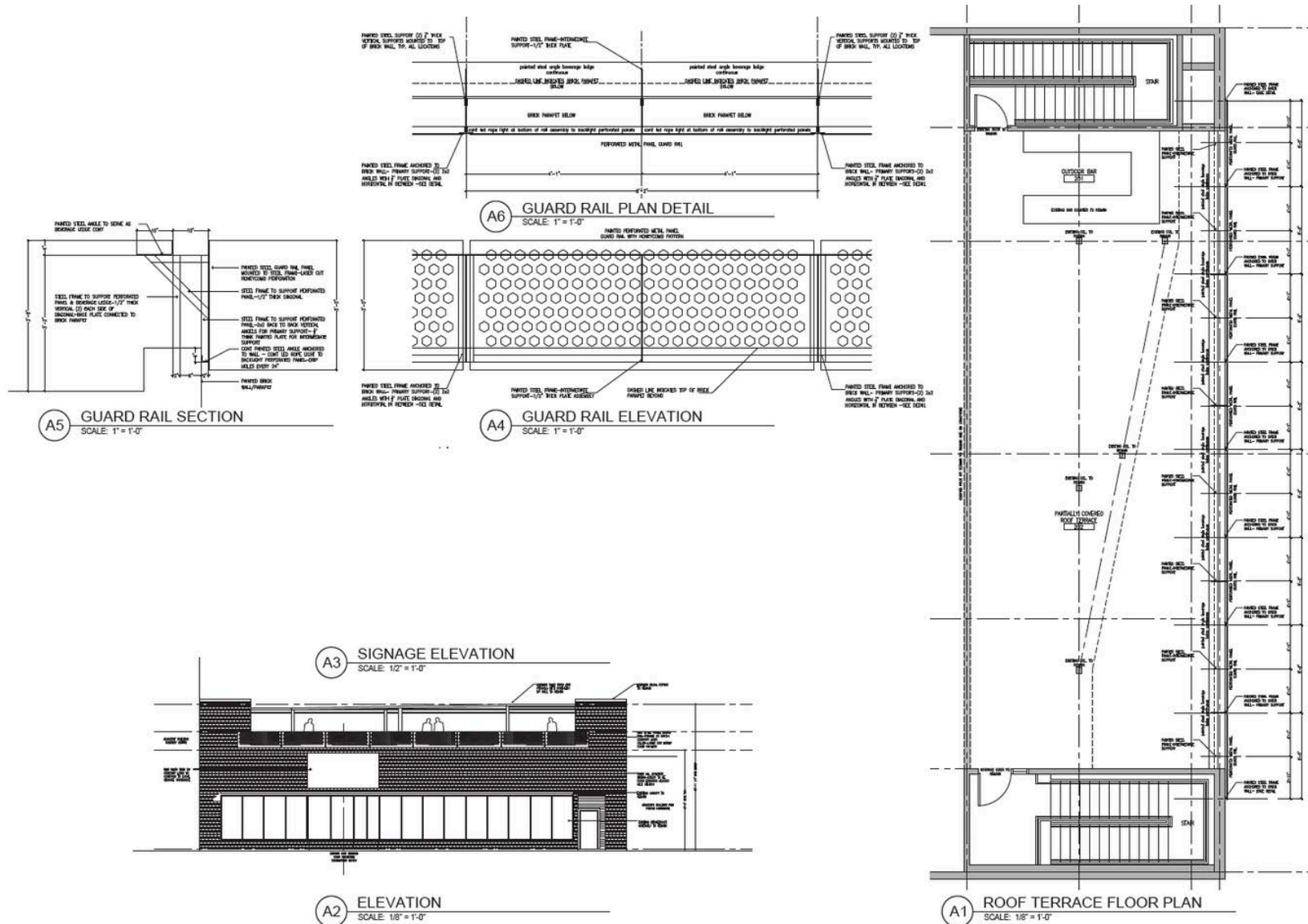
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	14,027	82,166	175,810
2020 Population	16,003	81,468	172,128
2024 Population	17,498	83,985	174,367
2029 Population	18,864	86,917	176,399
2010-2020 Annual Rate	1.33%	-0.09%	-0.21%
2020-2024 Annual Rate	2.12%	0.72%	0.30%
2024-2029 Annual Rate	1.51%	0.69%	0.23%
2020 Male Population	46.9%	47.6%	47.2%
2020 Female Population	53.1%	52.4%	52.8%
2020 Median Age	27.3	33.4	35.6
2024 Male Population	48.1%	48.5%	48.1%
2024 Female Population	51.9%	51.5%	51.9%
2024 Median Age	27.7	33.4	35.7

In the identified area, the current year population is 174,367. In 2020, the Census count in the area was 172,128. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 176,399 representing a change of 0.23% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	61.8%	51.8%	49.7%
2024 Black Alone	20.8%	37.2%	40.8%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2024 Asian Alone	10.0%	3.4%	2.5%
2024 Pacific Islander Alone	0.3%	0.1%	0.1%
2024 Other Race	2.0%	2.4%	2.5%
2024 Two or More Races	4.8%	4.8%	4.1%
2024 Hispanic Origin (Any Race)	5.6%	5.6%	5.1%

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	57	83	93
2010 Households	6,944	36,203	74,928
2020 Households	8,033	37,113	74,826
2024 Households	8,500	37,761	75,129
2029 Households	9,255	39,601	76,691
2010-2020 Annual Rate	1.47%	0.25%	-0.01%
2020-2024 Annual Rate	1.34%	0.41%	0.10%
2024-2029 Annual Rate	1.72%	0.96%	0.41%
2024 Average Household Size	1.56	1.97	2.15

The household count in this area has changed from 74,826 in 2020 to 75,129 in the current year, a change of 0.10% annually. The five-year projection of households is 76,691, a change of 0.41% annually from the current year total. Average household size is currently 2.15, compared to 2.16 in the year 2020. The number of families in the current year is 38,068 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	51.2%	51.8%	43.2%
Median Household Income			
2024 Median Household Income	\$51,719	\$53,551	\$57,795
2029 Median Household Income	\$58,259	\$61,664	\$66,518
2024-2029 Annual Rate	2.41%	2.86%	2.85%
Average Household Income			
2024 Average Household Income	\$89,569	\$105,043	\$110,473
2029 Average Household Income	\$102,470	\$118,530	\$124,579
2024-2029 Annual Rate	2.73%	2.45%	2.43%
Per Capita Income			
2024 Per Capita Income	\$43,668	\$47,936	\$47,921
2029 Per Capita Income	\$50,346	\$54,855	\$54,542
2024-2029 Annual Rate	2.89%	2.73%	2.62%
GINI Index			
2024 Gini Index	48.9	49.4	48.5
Households by Income			

Current median household income is \$57,795 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,518 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,473 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$124,579 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$47,921 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,542 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	50	49	59
2010 Total Housing Units	8,321	44,151	89,465
2010 Owner Occupied Housing Units	1,650	14,869	38,063
2010 Renter Occupied Housing Units	5,294	21,334	36,865
2010 Vacant Housing Units	1,377	7,948	14,537
2020 Total Housing Units	9,435	43,410	87,043
2020 Owner Occupied Housing Units	1,659	14,703	36,652
2020 Renter Occupied Housing Units	6,374	22,410	38,174
2020 Vacant Housing Units	1,454	6,331	12,225
2024 Total Housing Units	10,152	44,590	88,118
2024 Owner Occupied Housing Units	1,672	14,705	36,544
2024 Renter Occupied Housing Units	6,828	23,056	38,585
2024 Vacant Housing Units	1,652	6,829	12,989
2029 Total Housing Units	10,649	46,013	89,673
2029 Owner Occupied Housing Units	1,701	14,762	36,605
2029 Renter Occupied Housing Units	7,554	24,839	40,086
2029 Vacant Housing Units	1,394	6,412	12,982
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.7	50.2	49.8

Currently, 41.5% of the 88,118 housing units in the area are owner occupied; 43.8%, renter occupied; and 14.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 87,043 housing units in the area and 14.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$398,974, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.70% annually to \$478,475.

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