

1,250 & 2,500 SF FOR LEASE

# SEVENTH AVE RETAIL

2112 7TH AVE S, BIRMINGHAM, AL 35233

PROPERTY FOR LEASE



205.823.3030  
TheRetailCompanies.com



PROPERTY PHOTO

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**CALL FOR PRICING**

**Bill Clements, CCIM**  
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**Real Estate Is Our Passion**  
1841 Montclair Lane, Suite 102  
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## AERIAL



## QUICK FACTS

- Located along UAB's most active retail corridors
- Major draws nearby include UAB, Kirklin Clinic, St. Vincent's, VA Medical Center, The Fish Market, Arby's, Taco Bell, and many others.
- Dedicated parking for customers along with street parking

HOSPITAL/CLINIC	# OF EMPLOYEES
UAB	23,000
KIRKLIN CLINIC	600
VA HOSPITAL	1,500+
CHILDREN'S HOSPITAL	3,600+
ST. VINCENTS	4,700+

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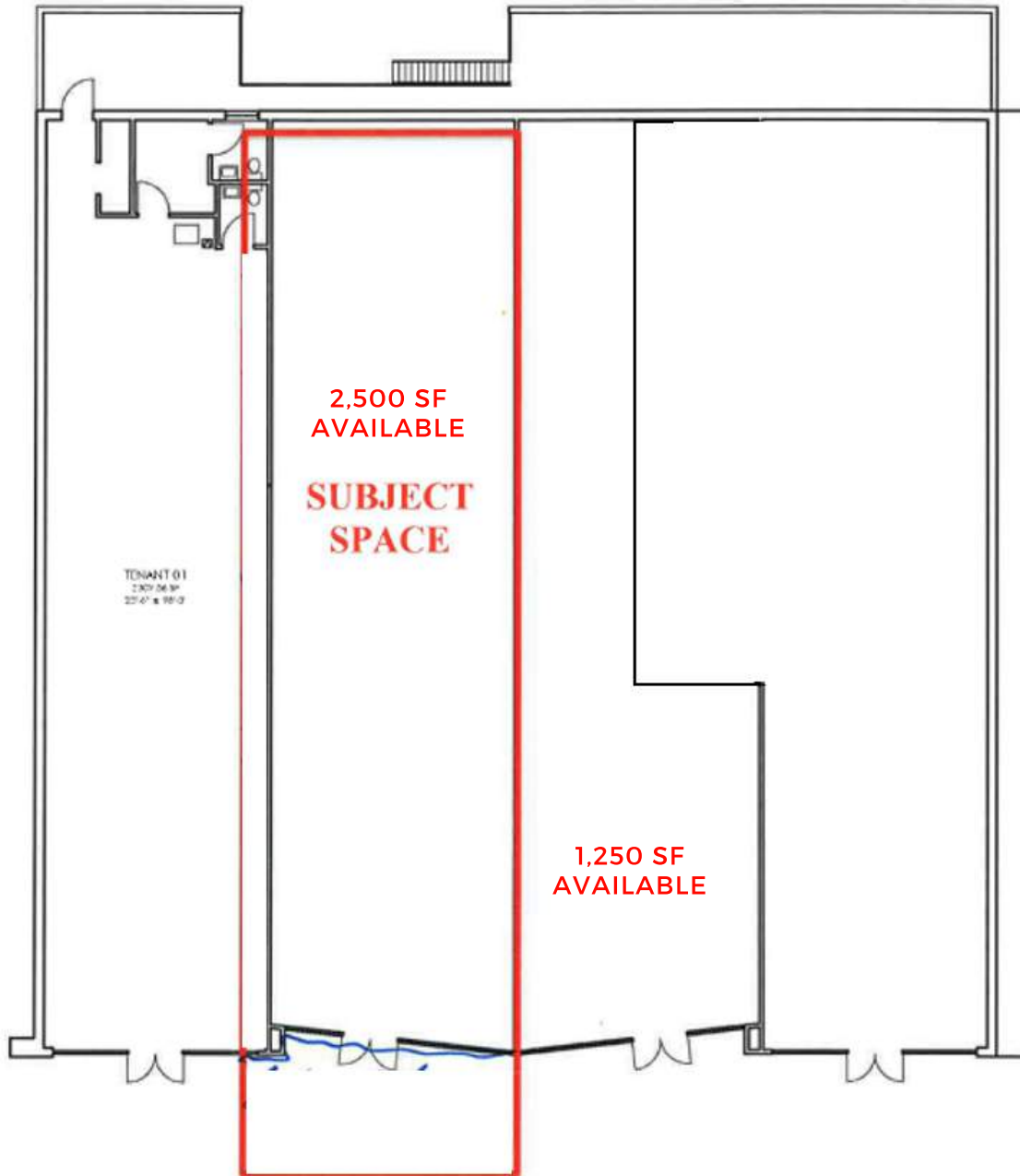


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## SITE PLAN AND AVAILABLE SPACES



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,337	89,093	197,390
2010 Population	12,956	80,205	175,203
2018 Population	14,530	85,661	181,410
2023 Population	15,688	88,969	185,402
2000-2010 Annual Rate	1.34%	-1.05%	-1.19%
2010-2018 Annual Rate	1.40%	0.80%	0.42%
2018-2023 Annual Rate	1.55%	0.76%	0.44%
2018 Male Population	51.0%	48.9%	47.9%
2018 Female Population	49.0%	51.1%	52.1%
2018 Median Age	30.1	35.0	36.7

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$31,751	\$37,341	\$40,374
2023 Median Household Income	\$36,149	\$42,200	\$45,383
2018-2023 Annual Rate	2.63%	2.48%	2.37%
<b>Average Household Income</b>			
2018 Average Household Income	\$56,603	\$71,821	\$74,596
2023 Average Household Income	\$64,578	\$78,906	\$81,403
2018-2023 Annual Rate	2.67%	1.90%	1.76%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$29,816	\$33,221	\$32,491
2023 Per Capita Income	\$34,014	\$36,533	\$35,482
2018-2023 Annual Rate	2.67%	1.92%	1.78%

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