

Colliers



For Lease

±2,500 SF | \$22.50, NNN

Retail Property in the Heart
of UAB/Southside District

2112-2118 7th Ave South, Birmingham, AL 35233

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Accelerating success.

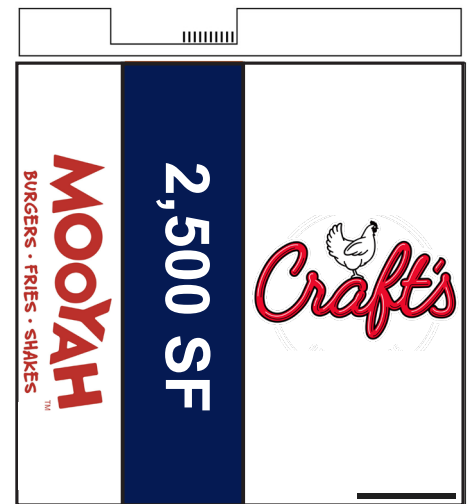
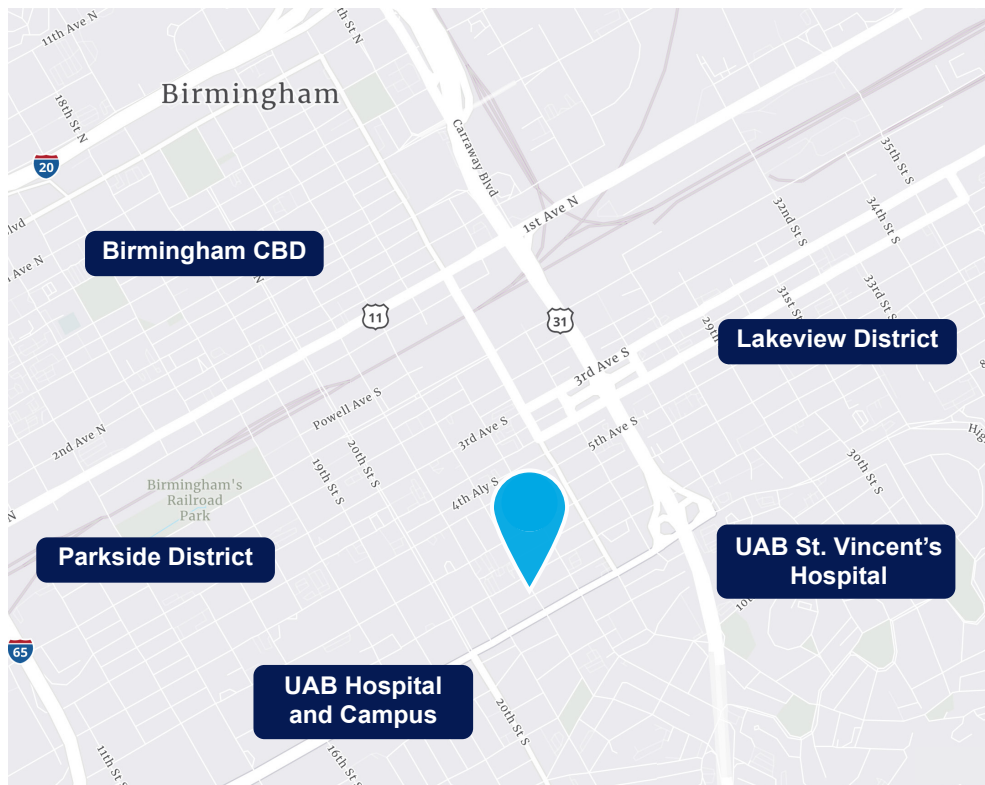
Property Overview

Building Specifications

Address	2112-2118 7th Ave South Birmingham, AL 35233
Building Size	±10,000 SF street retail ±10,000 SF lower-level storage
Lease Rate	\$22.50, NNN
Zoning	M-1
Parking	18 spaces on-site
Tenants	Craft's, Mooyah



Location & Site Plan



Market Overview

Birmingham, Alabama has become one of the Southeast's most livable cities. With a city population of 212,000 and an MSA of over 1.08 million, it is widely known for its revitalized downtown, acclaimed food and nightlife scene, and thriving districts. The subject property is located in the Southside Entertainment District, home to premier venues such as WorkPlay and Iron City, along with a vibrant mix of restaurants, bars, and nightlife destinations.

The district benefits from its proximity to the UAB Medical District, Children's Hospital of Alabama, and the VA Medical Center, as well as the Parkside District with Railroad Park and Regions Field. This central location offers unmatched visibility and accessibility for businesses looking to capitalize on Birmingham's ongoing growth.

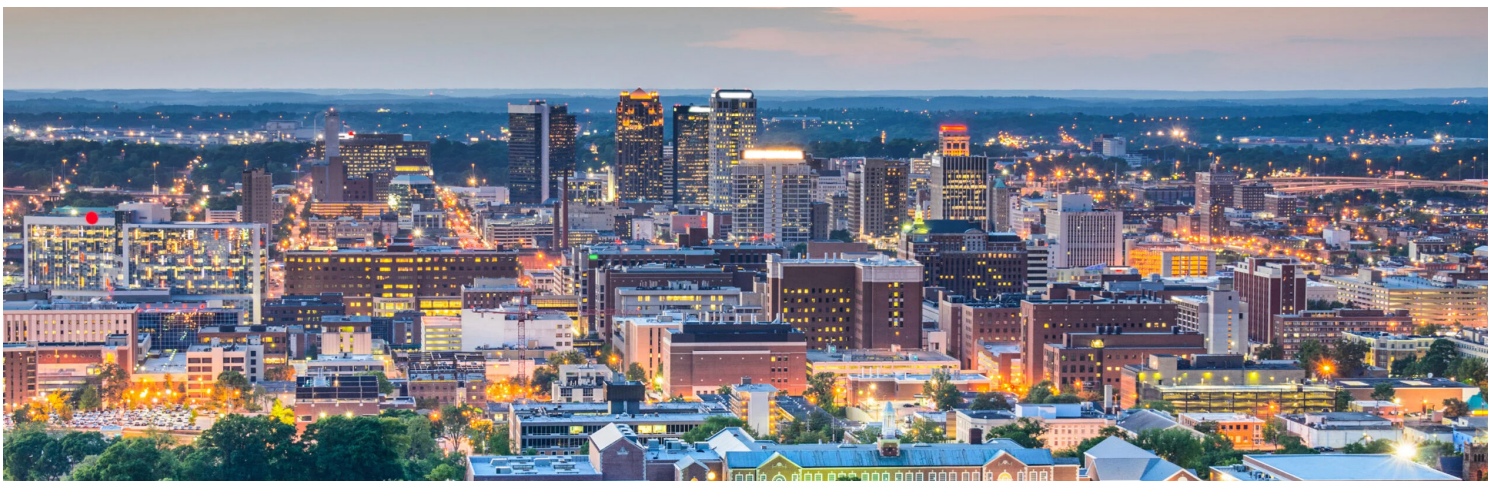
Largest Employers

- University of Alabama at Birmingham
- Regions Financial Corporation
- Brookwood Baptist Health
- St. Vincent's Health Systems
- Children's of Alabama
- Mercedes-Benz U.S. International
- Blue Cross and Blue Shield of Alabama

Downtown Statistics

- 67k average daily employee visits
- 14.7k downtown residents
- 15 developments under construction
- 76% office occupancy
- 87% residential occupancy
- 448 active retail locations

* 2024 Birmingham Economic Vitality Report





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