

**FOR LEASE**

**2920 18th Street South**

Homewood, AL 35209



**SHANNON  
WALTCHACK**



### OFFERING SUMMARY

<b>Lease Rate:</b>	Call for Pricing
<b>Available SF:</b>	1st Floor Retail: 1,900 SF
	2nd Floor Office: 1,344 SF

### PROPERTY DETAILS

- Iconic Homewood Storefront, Jack n' Jill, is now on the market for lease as well as office space on 2nd level
- Incredible Parking, extremely rare in Downtown Homewood: 12 free Surface Spaces; Ratio of 4.55/1,000 SF
- Located on the "Main Street" of Homewood, AL - One of Alabama's most charming shopping districts with countless local shops and restaurants
- Homewood is Birmingham's hottest growing community, with excellent schools, walkable commercial district and a competitive residential real estate market
- Small offices/ coworking space opportunity with shared amenities

**KEITH SHAMBLIN**  
205.515.1752  
ks@shanwalt.com

**TYLER BRADFORD, CCIM**  
205.903.0732  
tbradford@shanwalt.com

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REAL ESTATE**

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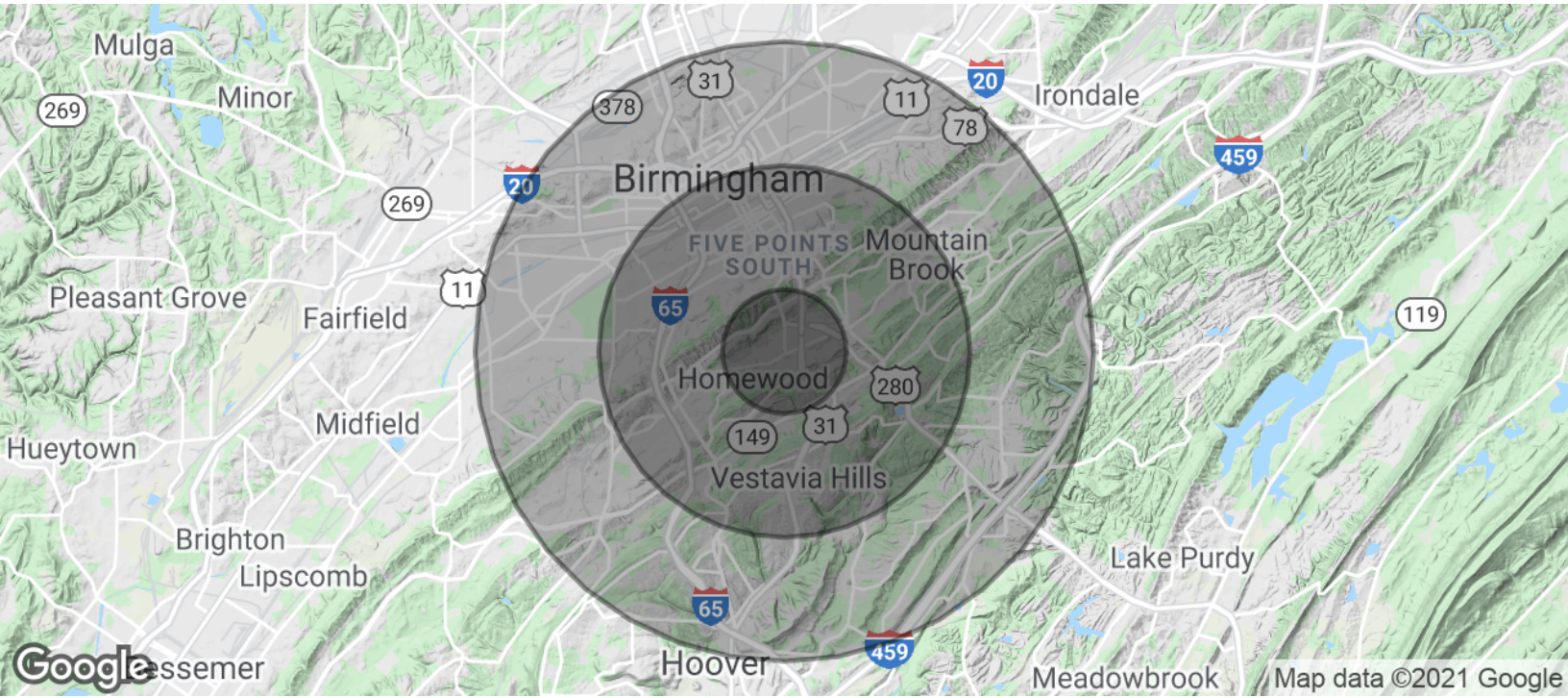
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,256	79,987	185,148
Average age	31.3	34.3	36.3
Average age (Male)	32.3	34.5	35.7
Average age (Female)	30.6	34.0	36.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,549	35,376	79,419
# of persons per HH	2.5	2.3	2.3
Average HH income	\$91,356	\$85,307	\$77,491
Average house value	\$531,271	\$473,233	\$387,802

\* Demographic data derived from 2010 US Census

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