

FOR LEASE

Office Condo

2427 1st Avenue North, Suite 101, Birmingham, AL 35203



SHANNON WALTCHACK
WE LOVE REAL ESTATE



PROPERTY SUMMARY

Available SF: 1,500 SF

Lease Rate: \$2,250 per month (NNN) as-is

PROPERTY OVERVIEW

- Recently updated office condo in the historic Blackwell Building
- Exposed brick
- Wide open floor plan
- Convenient Parking options
- Well managed condo unit with no debt

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Robert Crook, CCIM
205.908.3760
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Birmingham, AL 35233
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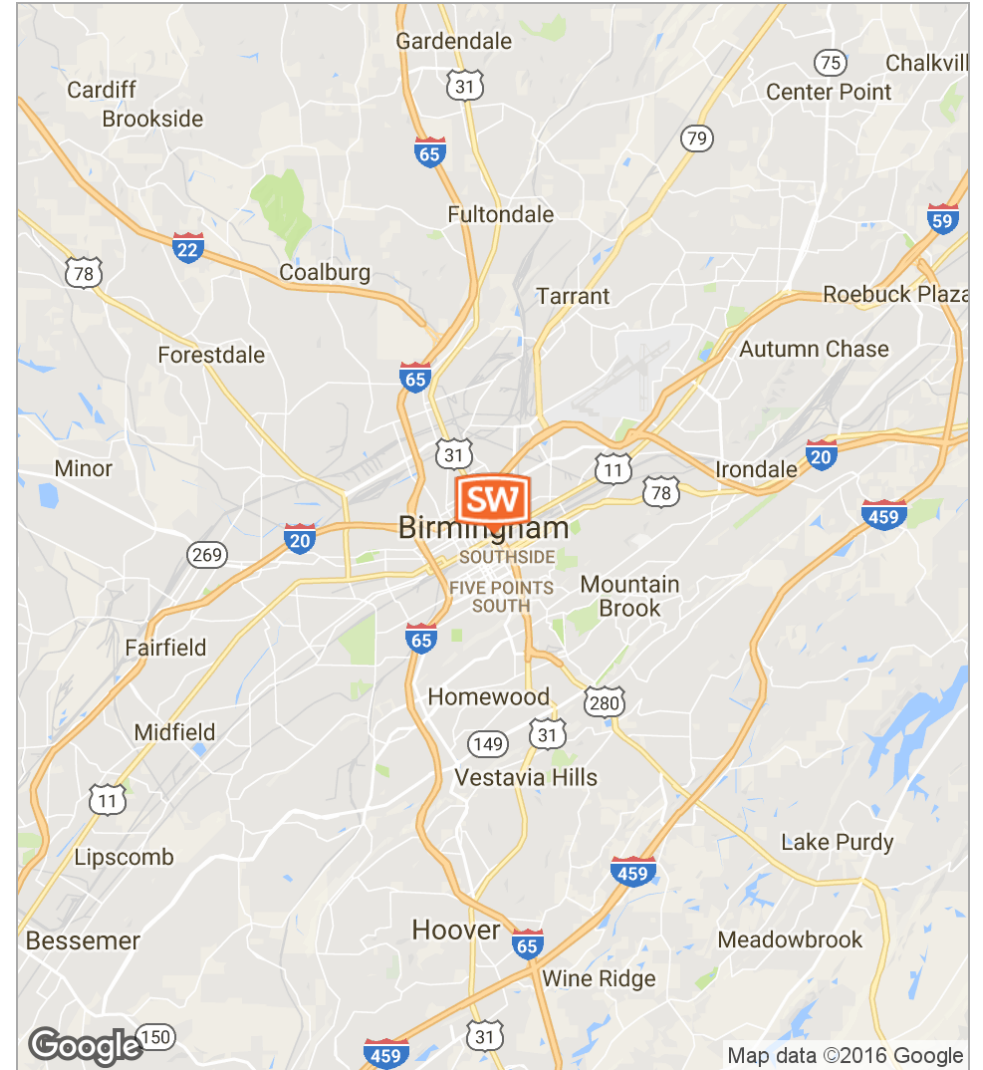
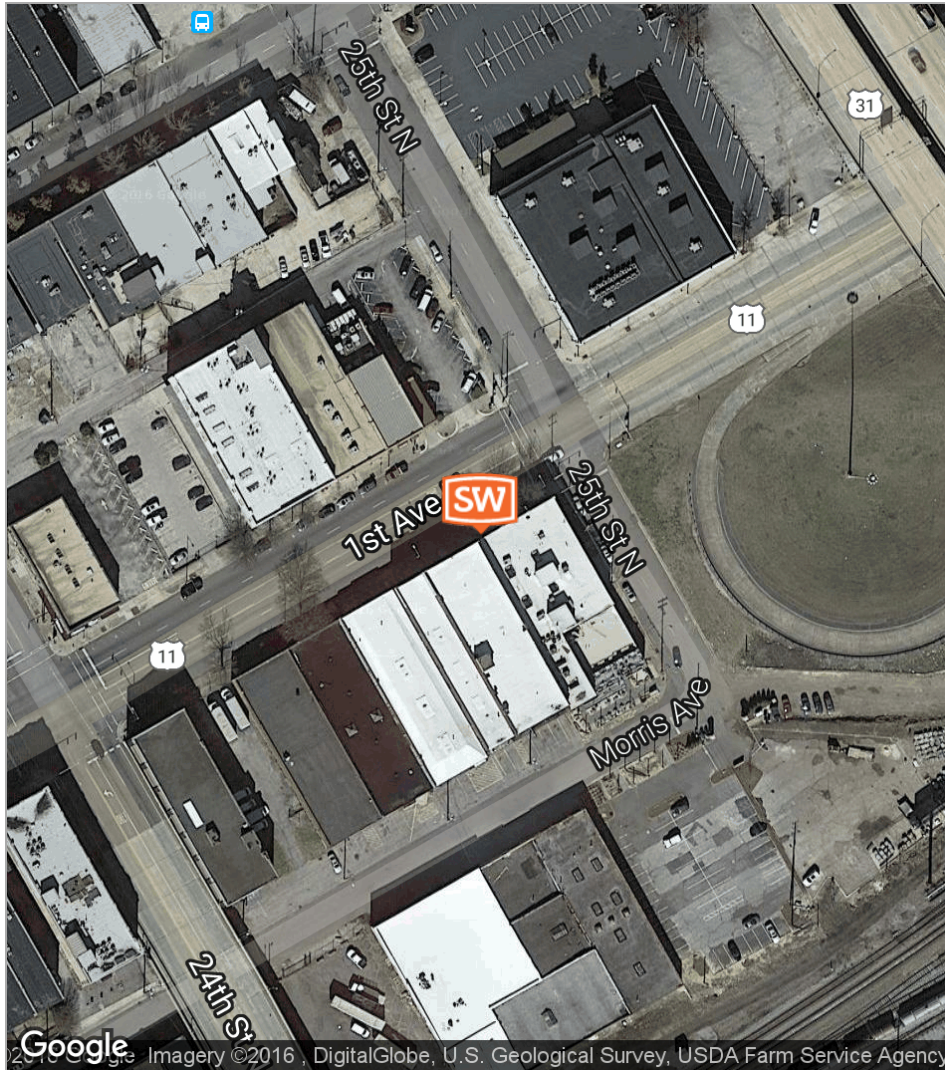
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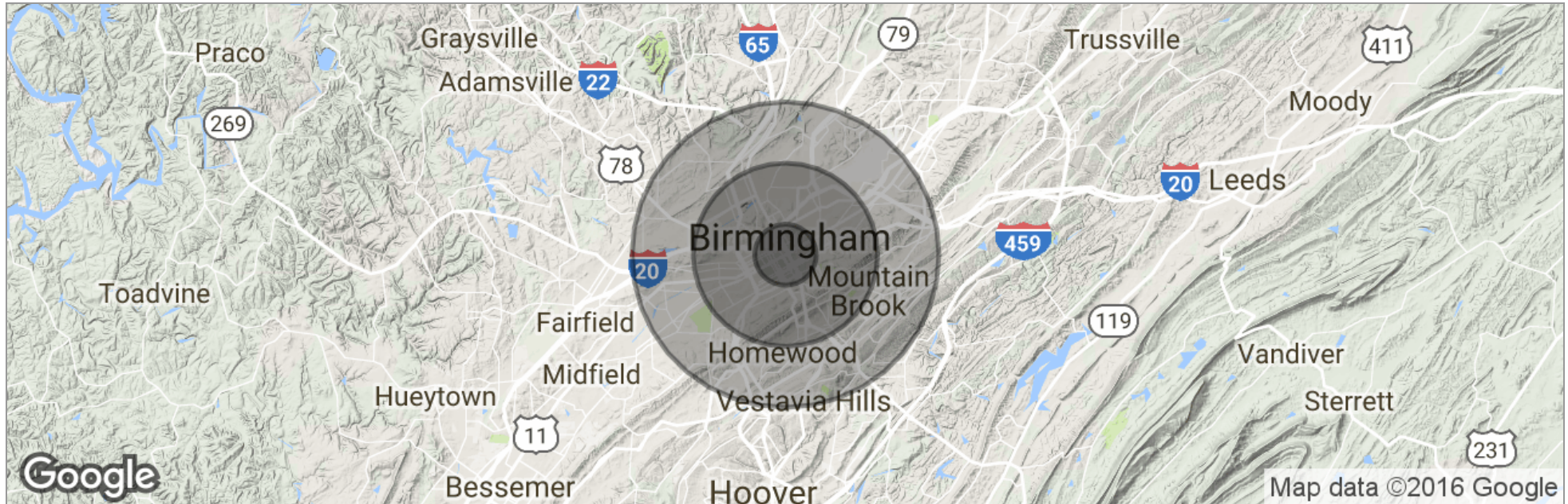
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	1 Mile	3 Miles	5 Miles
Total Population	5,951	73,936	175,254
Population Density	1,894	2,615	2,231
Median Age	32.6	36.3	35.8
Median Age (Male)	32.5	36.0	34.9
Median Age (Female)	31.8	36.5	36.4
Total Households	2,463	33,241	74,348
# of Persons Per HH	2.4	2.2	2.4
Average HH Income	\$32,480	\$60,366	\$63,967
Average House Value		\$235,931	\$278,990

* Demographic data derived from 2010 US Census

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