

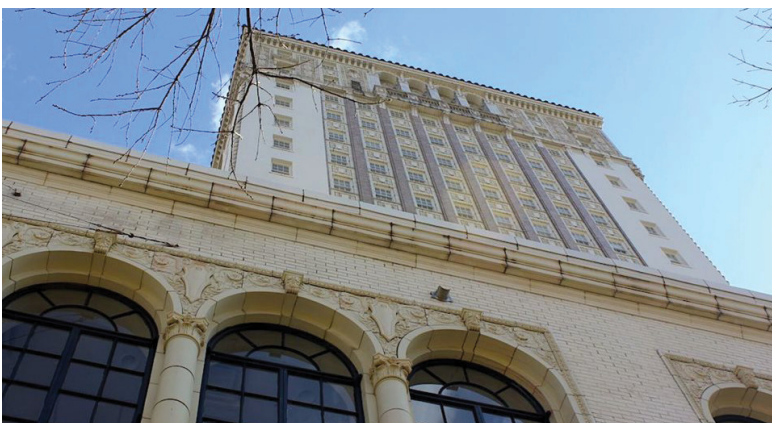


retail SPECIALISTS




FOR LEASE

THOMAS JEFFERSON TOWER

GROUND FLOOR RETAIL SPACE | 1623 2ND AVENUE N, BIRMINGHAM, ALABAMA 35203



- Excellent opportunity to be part of history at the recently revived Thomas Jefferson Tower, a 19-story former hotel turned 96-unit apartment building with ground-floor retail, restaurant, and ballroom space for private events
- Other tenants include Roots and Revelry, a Birmingham hot spot for dinner and brunch, Boost Kids Occupational Therapy & Yoga and Vineyard Food Market
- Strong daytime population of 129,000 people within a 3-mile radius of the site
- AVAILABLE: Two ground-floor spaces available (A) 1,670 SF (B) 890 SF

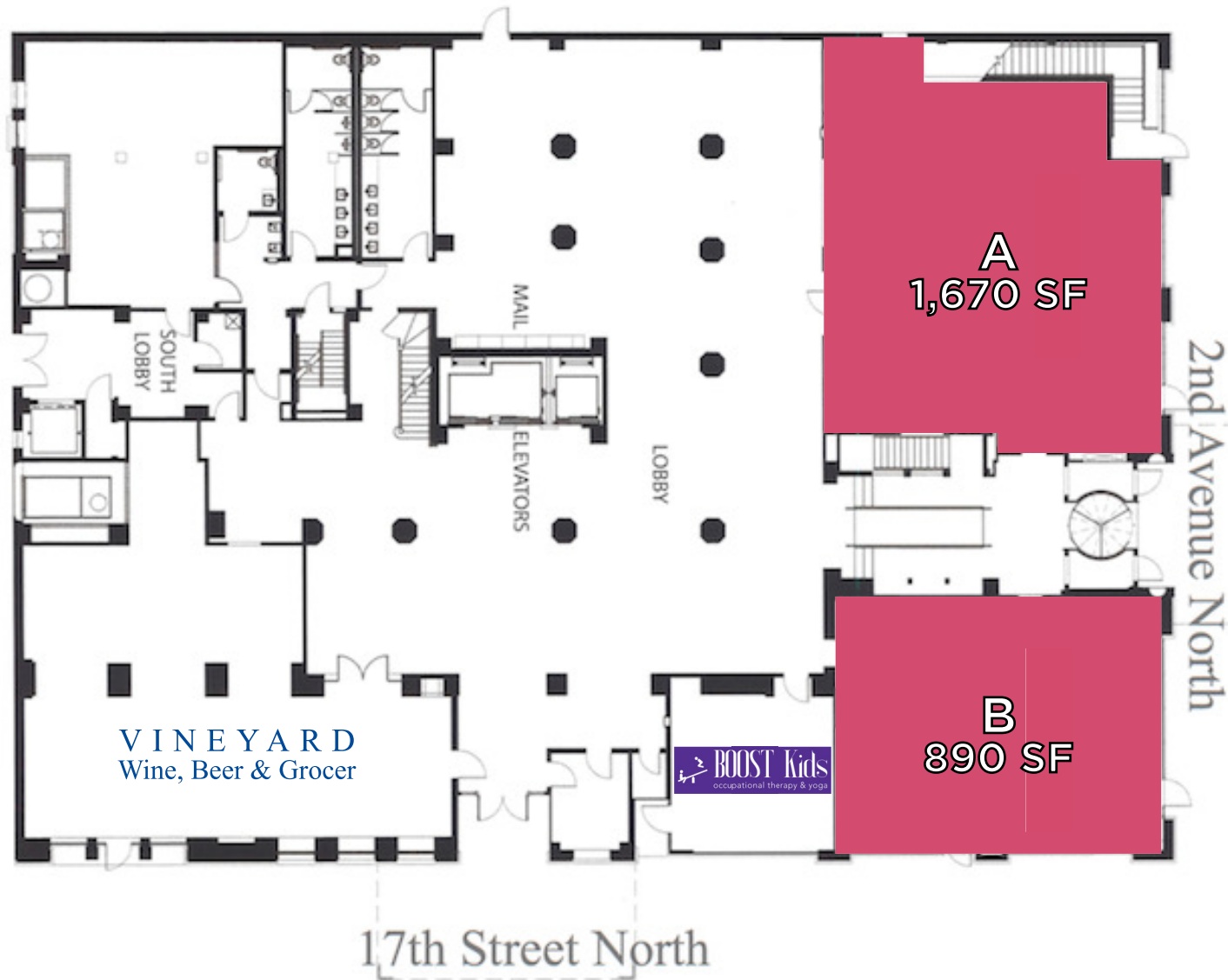
 POPULATION	 MED HH INCOME	 DAYTIME POP
174,714	\$ 49,496	197,285

*5 MILE RADIUS | ALDOT



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SUITE A



- 1,670 SF
- Access from exterior & interior of building
- Restroom access via lobby

SUITE B



- 890 SF
- Access from exterior (two (2) doors) & interior of building
- Restroom access via lobby