



retail SPECIALISTS

FOR LEASE




AVONDALE RESTAURANT

4100 4TH AVENUE S, BIRMINGHAM, ALABAMA 35222



• Highly visible corner location in popular Avondale district which has seen tremendous growth in the past five years with both retail and residential occupancy growing to well over 90%

- **PROPERTY** 1,708 SF
- **AVAILABLE** Immediately
- **DETAILS** Walk-in dry storage and cooler; vent hood; on-site parking

 POPULATION	 DAYTIME POP	 AVG HH INCOME
164,852	188,169	\$ 73,514

*5 MILE RADIUS | ALDOT

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BIRMINGHAM MARKET

UPTOWN ENTERTAINMENT DISTRICT

TOPGOLF
BJCC
TEXAS de BRAZIL
TODD ENGLISH P.U.B.
PUBLIC KINGS BAR

CBD

ELYTON HOTEL
The PIZITZ
REDMONT
McWane Science Center
elbarrio RESTAURANTE Y BAR
CARRIGAN'S PUBLIC HOUSE

PARKSIDE

REGIONS FIELD

MEDICAL DISTRICT

LAB
Department of Veterans Affairs
IRON CITY
Children's of Alabama

SITE

AVONDALE

AVONDALE BREWING
41ST STREET PUB AND AIRCRAFT SALES
MELT
AVONDALE COMMON HOUSE DISTILLERY
MAKE BHM
saw's BBQ
Jancy's

LAKEVIEW ENTERTAINMENT DISTRICT

INNISFREE IRISH PUB
THE BAR CAFE
Tin Roof
BABALU[®] tacos & tapas
Slice
Moe's Original BAR B QUE

Highland Park Golf

St. Vincent's BIRMINGHAM

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AVONDALE AERIAL

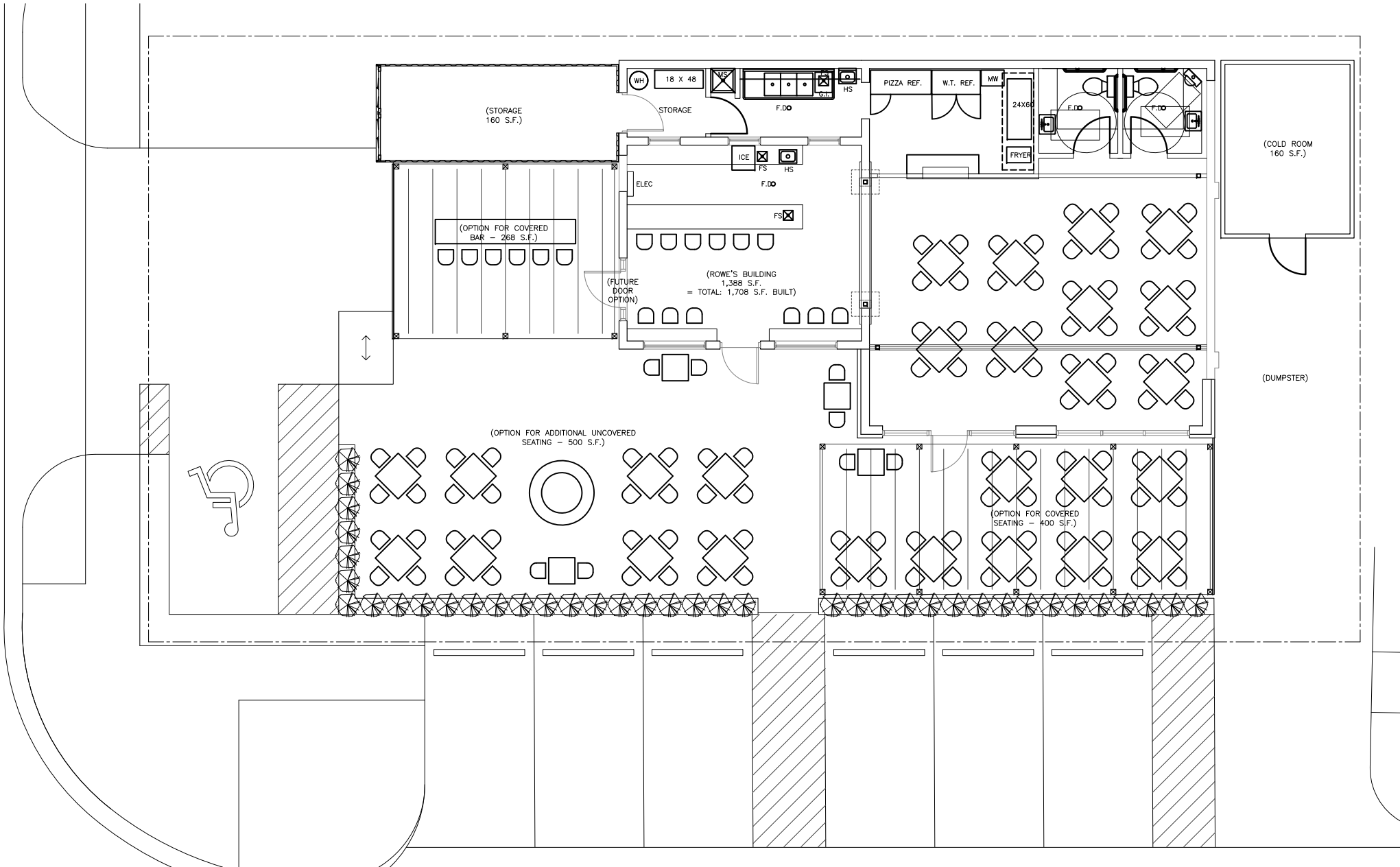


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POTENTIAL SPACE LAYOUT



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