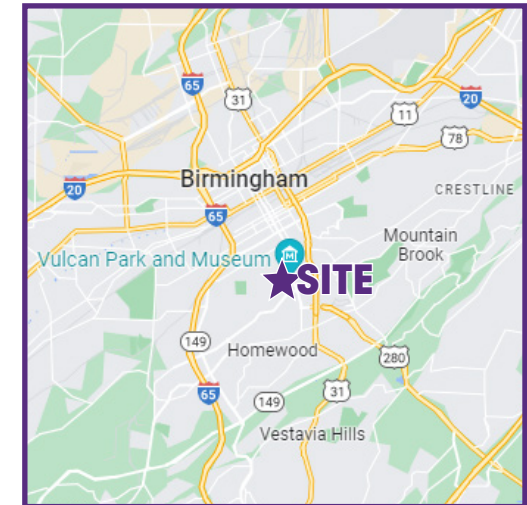




REDEVELOPMENT/ VALUE-ADD OPPORTUNITY

1900 20th Avenue South,
Birmingham, AL 35209



PROPERTY FOR SALE

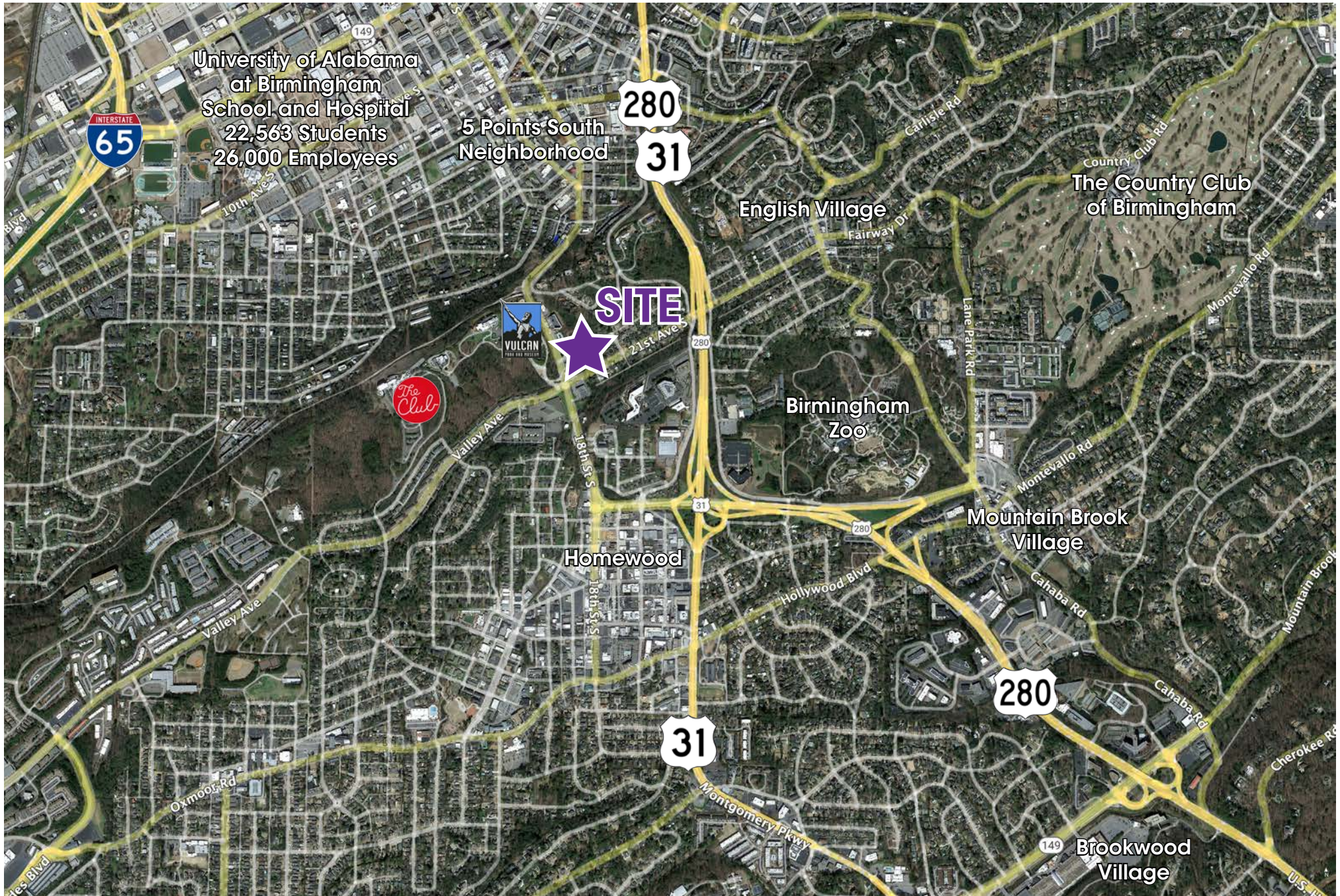
SALE PRICE: \$1,600,000

- ▶ Building Size: 22,992 SF on two floors
- ▶ Lot Size: 35,830 SF
- ▶ Zoning: B2, General Business
- ▶ Front, side, and rear access points
- ▶ Two story atrium lobby
- ▶ All masonry construction with high ceilings
- ▶ Parking: 40 dedicated spaces
- ▶ Features: Loading dock, freight elevator, office space, and warehouse space
- ▶ New roof (2004), new boiler (2004), & AC updated (2012)
- ▶ Located at Vulcan Park, convenient to Homewood with easy Highway 280/Highway 31 access

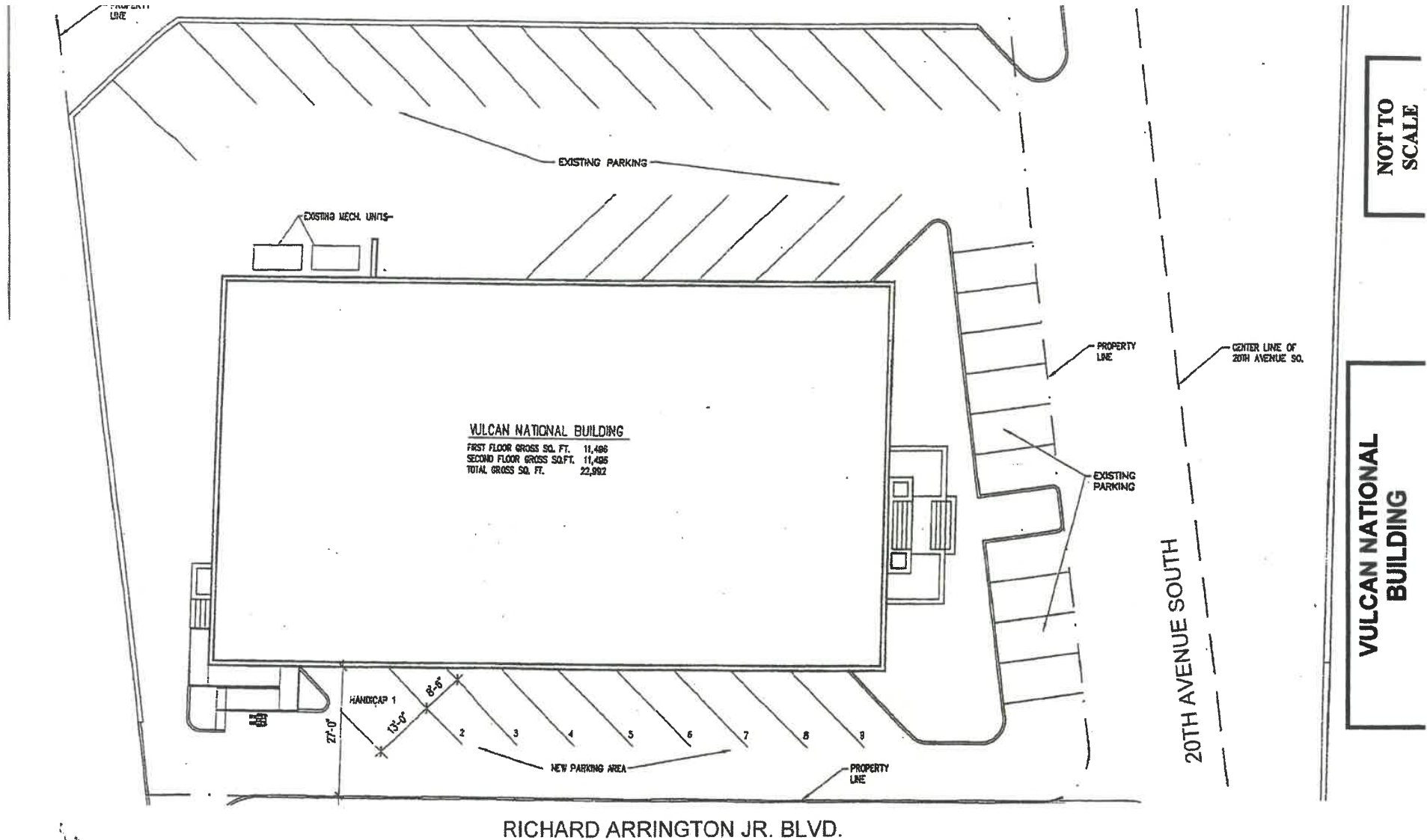


www.southpace.com

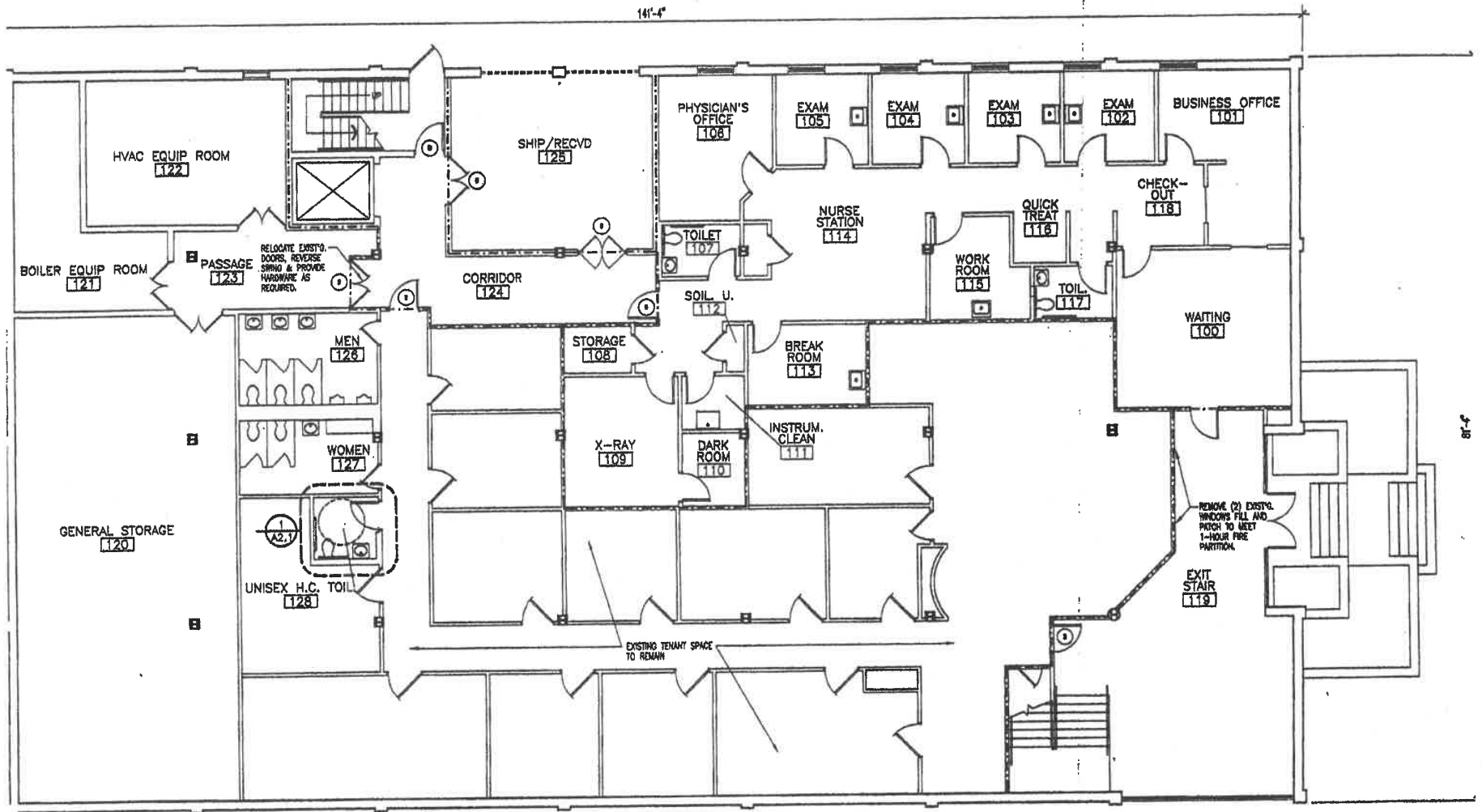
STEVE LAZARUS
slazarus@southpace.com
205.271.7233



BUILDING LAYOUT



FIRST FLOOR FLOOR PLAN



**VULCAN NATIONAL
BUILDING**

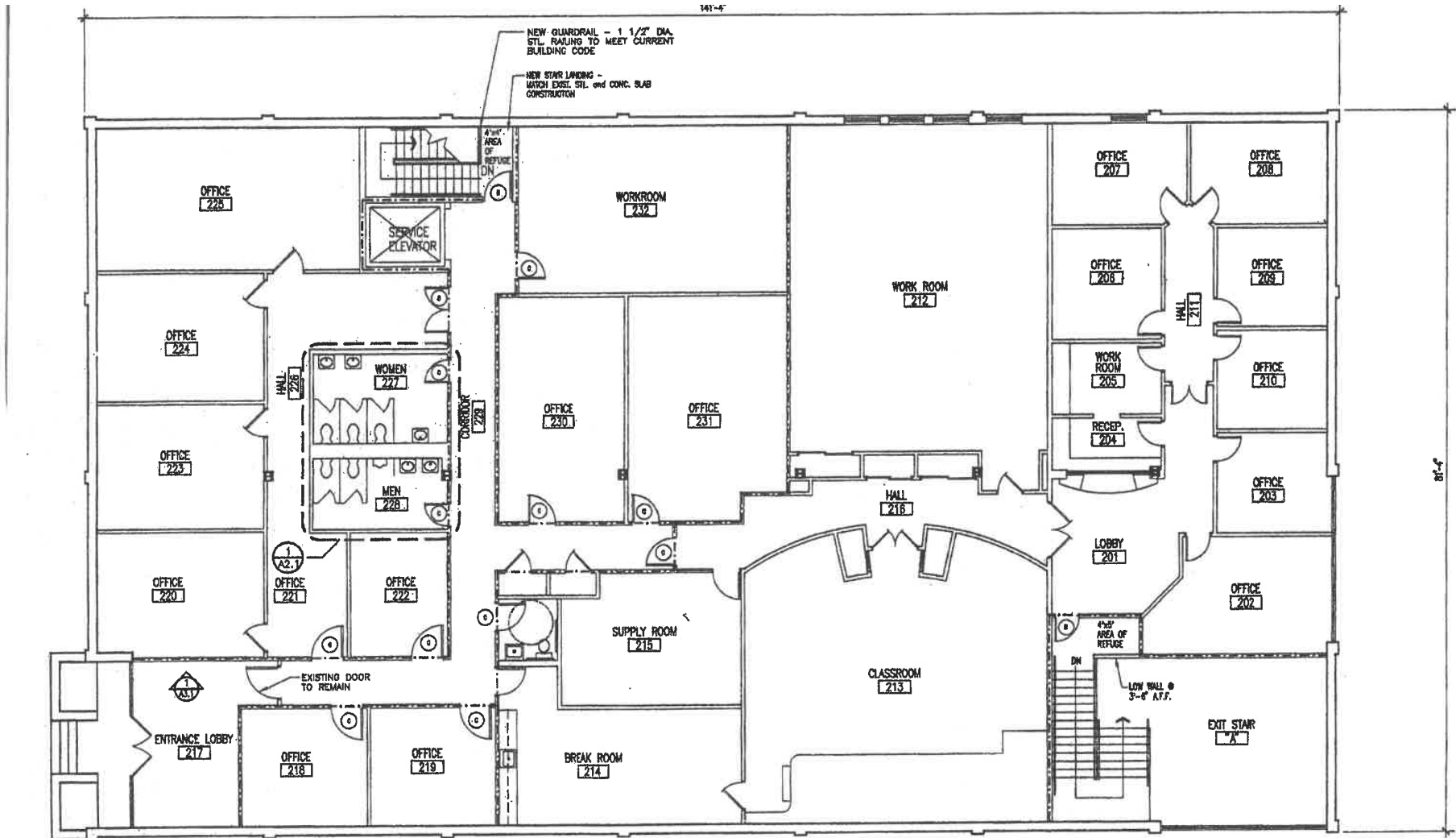
**NOT TO
SCALE**



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECOND FLOOR FLOOR PLAN



VULCAN NATIONAL BUILDING

NOT TO SCALE

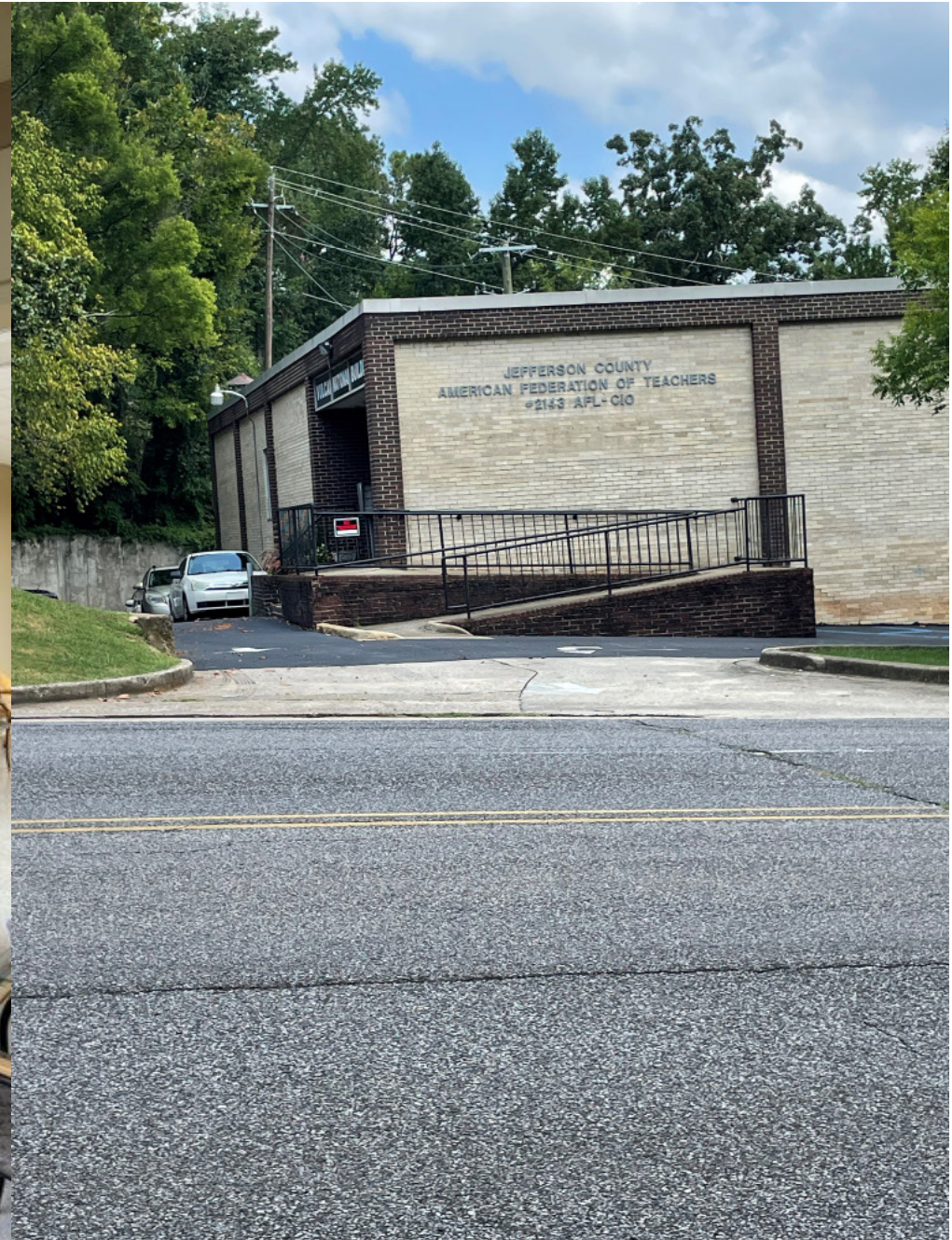


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Two-Story Atrium



Building Rear Exit & Access To Richard Arrington Jr Blvd



Left Side Parking & Access



Right Side Parking & Access

Pop, Income, & Education

Vulcan National (1 mile)
Leader Jerome S RI Est
Ring of 1 mile

Prepared by Esri
Latitude: 33.49017
Longitude: -86.79330

MARKETING PROFILE



SOUTHPACE PROPERTIES, INC.

KEY FACTS

15,593

2021 Total Population



24,074

2021 Total Daytime Population (Esri)



7,032

2021 Total Households (Esri)



56,788

2021 Median Household Income (Esri)

EMPLOYMENT



77%

White Collar



8%

Blue Collar



16%

Services

EDUCATION

3%

No High School Diploma



10%

High School Graduate



21%

Some College



66%

Bachelor's/Grad/Prof Degree