

# North Carraway Site Development Opportunity



## Offering Summary:

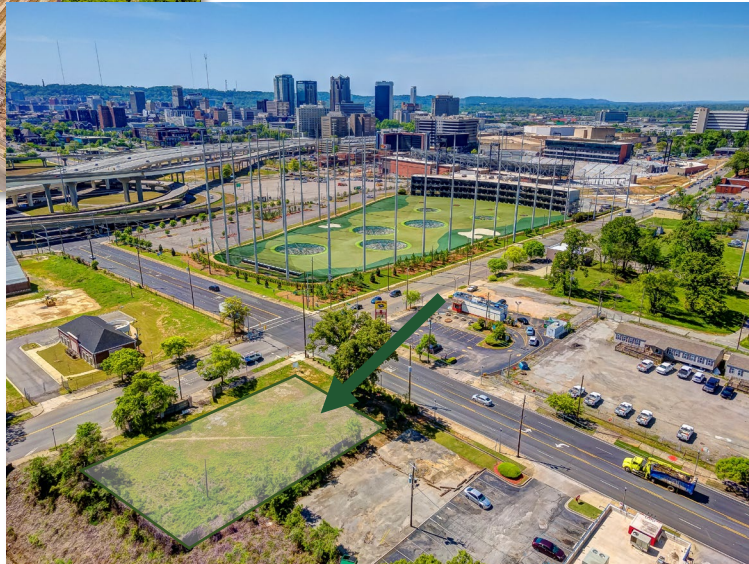
- N. Carraway Site
  - Size of 0.5 AC
  - Parcel ID  
22-00-25-2-008-008.000
- Asking Price - \$699,000
- Price / Ft (Land) - \$32.75



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# North Carraway Site Development Opportunity



*Crawford Square is pleased to offer for sale an +/- 0.5 acre corner lot development site located at the intersection of 12<sup>th</sup> Ave N and Carraway Blvd in downtown Birmingham, AL.*

This property is strategically located on the corner adjacent to Topgolf Birmingham, just south of the planned Northside Development, and only 2 blocks from Protective Stadium. This location is ideal for any developer looking to bring a new Retail or QSR offering to the growing Uptown/Northside area.



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# North Carraway Site

## Property Highlights



### Property Highlights:

- +/- 0.5 AC corner lot at the fully signalized intersection of 12<sup>th</sup> Ave N and Carraway Blvd, in Downtown Birmingham, AL.
- Adjacent to Topgolf Birmingham, an entertainment venue that attracts approximately 1.3M annual visits.
- This location draws traffic from the Uptown Entertainment District, the newly constructed Protective Stadium, the Birmingham-Jefferson Convention Complex, two major hotels, the SEC Headquarters and Alabama Sports Hall of Fame.
- This site will see a further increase in traffic and benefit significantly from the mixed-use redevelopment of the N. Carraway Hospital, located just 2 blocks to the north.



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,266	28,349	68,797
Population	8,193	63,572	163,397

## TRAFFIC COUNTS

Carraway Blvd	*+/- 14,032 VPD
I 59	*+/- 13,943 VPD



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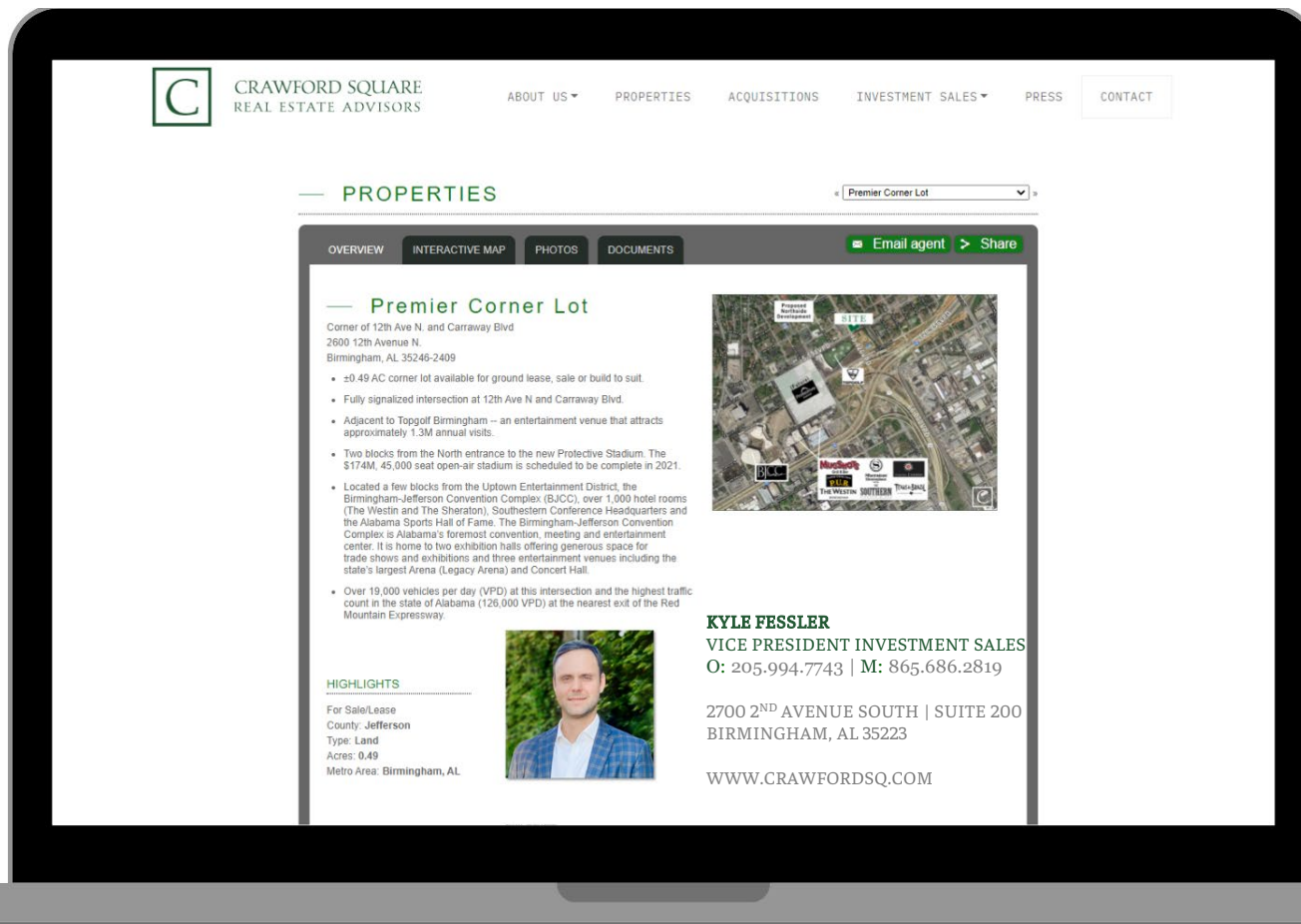
# Additional Photos

12<sup>th</sup> Ave N and Carraway Blvd





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