

# “RISE-RETAIL IN LAKEVIEW”

## 2808 7TH AVE SOUTH, BHAM AL 35233

**1,524 SF Available**

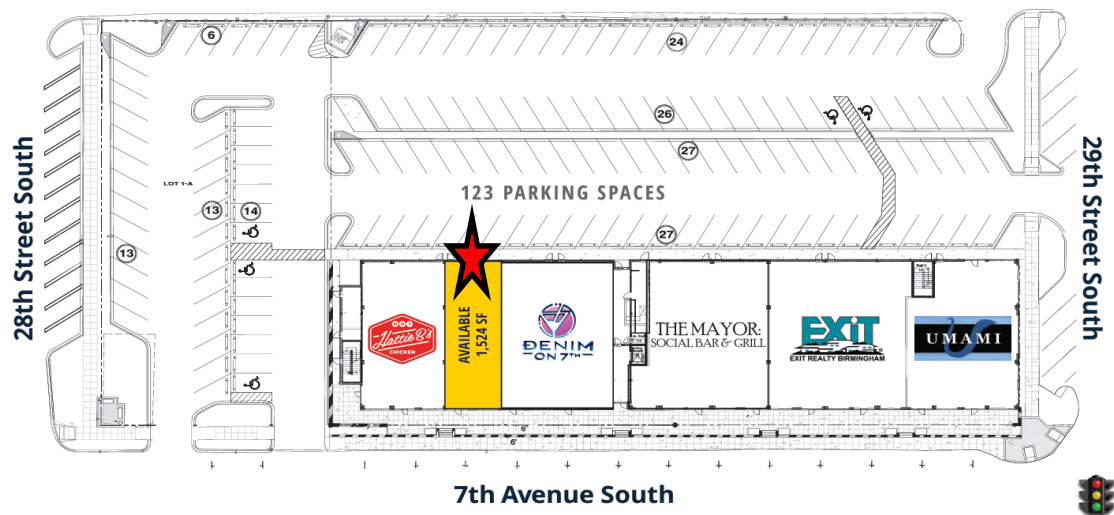
**Property Address:**  
2807 7Th Ave South  
B’ham AL 35233

**SF Available: 1,524 sf**

**Total Retail GLA: 18,839 SF**  
54 apartment units above street  
level retail.

**Rental Rate: Call Agent For Rates**  
NNN Estimated @ \$8.64 psf

**Current Tenants: Hattie B’s, Denim  
on 7th, The Mayor Bar & Grill, Exit  
Realty & UMAMI**



www.engelrealty.com

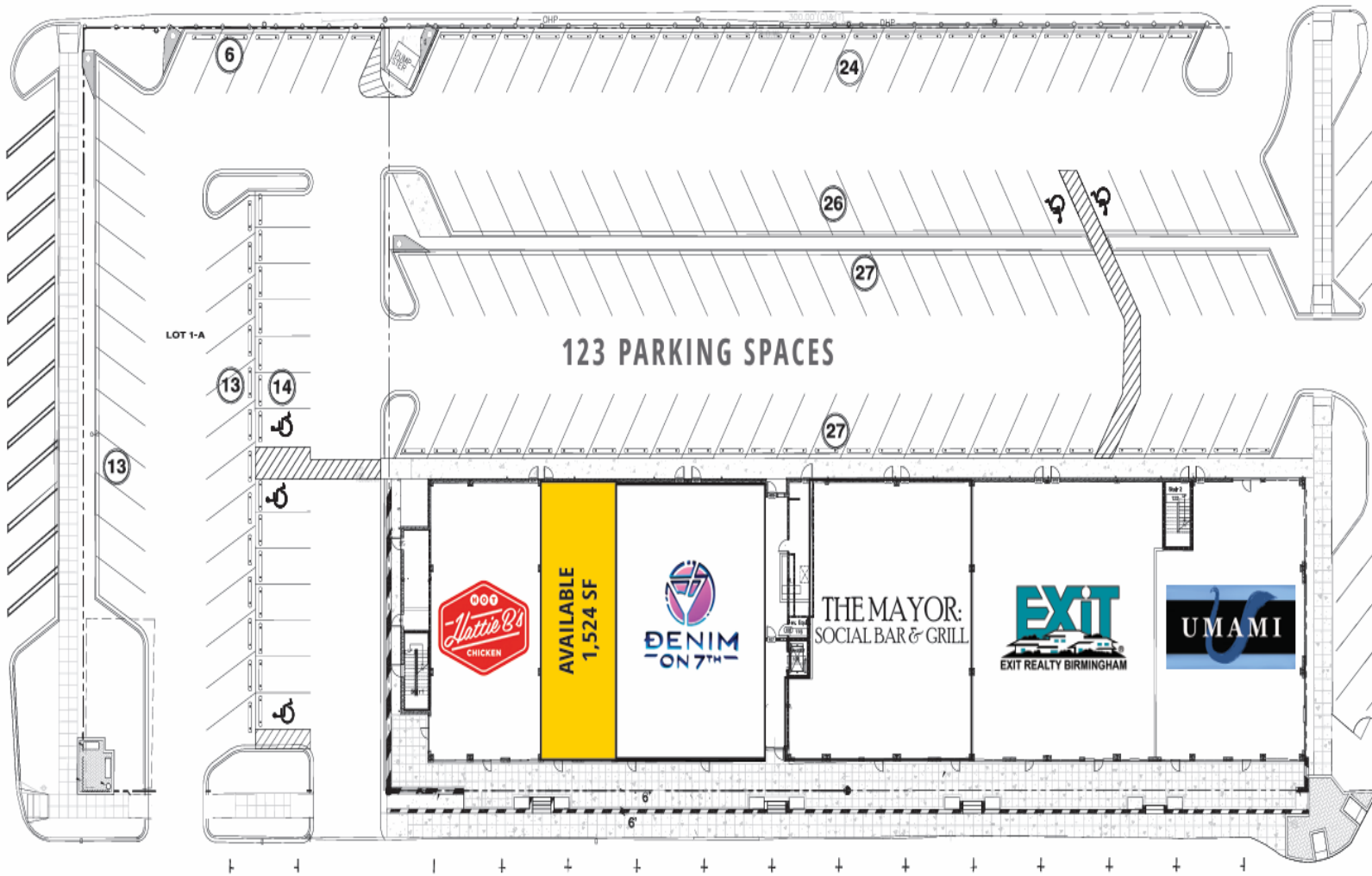
**Dan Anderson**  
(205) 939-8239 Direct  
danderson@engelrealty.com



FOR LEASE

28th Street South

29th Street South



7th Avenue South





PROPERTY AERIALS



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# MARKET SUMMARY



**1.11M**

MSA POPULATION



**\$67,242**

MEDIAN HOUSEHOLD INCOME



**39.3**

MEDIAN AGE



**76**

COST OF LIVING  
(U.S. AVG - 100)



**\$79M**

GDP



**30.43%**

INCREASE IN GDP GROWTH  
(2017-2022)



**\$247,500**

MEDIAN VALUE OF OWNER-  
OCCUPIED HOUSING UNITS



**2.4%**

UNEMPLOYMENT RATE  
(DEC 2023)