



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FORMER VULCAN NATIONAL BUILDING FOR SALE OR LEASE

1900 20th Ave S · Birmingham, AL 35209

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PROPERTY HIGHLIGHTS

- 22,992 SF, two-level office/medical building on 0.82 acres
 - First floor: 11,496 SF
 - Second floor: 11,496 SF
- Prime location situated between Mountain Brook, Homewood, and Downtown Birmingham
- 40 surface-level parking spaces
- Zoned B-2 General Business District

POPULATION

3 mile 82,723
5 mile 180,641
10 mile 454,151

DAYTIME POPULATION

3 mile 196,661
5 mile 302,374
10 mile 568,809

DEMOGRAPHICS



HOUSEHOLDS

3 mile 37,287
5 mile 78,481
10 mile 193,188

AVG HH INCOME (\$)

3 mile 119,170
5 mile 117,537
10 mile 108,917

MED HH INCOME (\$)

3 mile 65,224
5 mile 65,239
10 mile 68,158



16,149 VPD

93,646 VPD

88,810 VPD

15,946 VPD

17,222 VPD

22,684 VPD

72,960 VPD

14,699 VPD

7,033 VPD

38,753 VPD

80,580 VPD

MINI MALL STORAGE

TIDAL WAVE AUTO SPA

SITE

SYNOVUS

Walgreens

EMBASSY SUITES RUTH'S CRISP STEAK HOUSE

FIRST HORIZON

ServisFirst Bank

the Y

TRUIST

LANE PARKE

REGIONS Publix crumbl ME Message Envy

Starbucks Broken Egg Coffee AUTOGRAPH COLLECTION HOTELS

UNITED STATES POSTAL SERVICE X INDYBIRD COCO Little Betty STEAK WAG

Birmingham Botanical Gardens

BIRMINGHAM ZOO

DOWNTOWN HOMEWOOD

BIG BAD BREAKFAST BBB CLUB PILATES CAVA Demerit's Johnny's Restaurant LITTLE DONKEY LUCA The Valley Hotel Hilton

Trustmark TRUIST PNC HOMEWOOD SUITES by Hilton

ire barre SMOOTHIE KING THE BATTERY REGIONS SOHO SOCIAL

MOUNTAIN BROOK VILLAGE

WELLS FARGO FIRST HORIZON Residence INN myeyerdr EXPRESS BILL CHANGE Hampton MOES brick&tin

L&P SANTOS Abhi PIZZA PALACE

Vulcan Trail

The Club

WVTM-TV

WBRC-TV

Jefferson County Schools Office

Office Park Drive

Downtown
Birmingham



VULCAN
PARK & MUSEUM

MINI MALL
STORAGE

Mountain Brook
5 mins

Homewood
3 mins

Richard Arrington Blvd
17,222 VPD



