

EAT
PLAY
SHOP
STAY

THE BATTERY II FOR LEASE - Exceptional Mixed-Use Development

206 22nd St South | Birmingham, AL 35233



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

www.chasecommercial.com

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THE BATTERY II

206 22nd St South | Birmingham, AL 35233

For Lease Exceptional Mixed-Use Space

Executive Summary

Battery II, a collection of five historic buildings in Birmingham, Alabama, is undergoing a revitalization to become a vibrant mixed-use development. This project will preserve the buildings' rich history (dating back to the early 20th century) while incorporating modern amenities. It will offer a unique blend of hospitality, dining, and retail experiences, contributing to Birmingham's ongoing downtown renaissance.

The project features The Painted Lady, a charming 22-key boutique hotel, alongside Bygones Bar led by aspiring James Beard Award-winning bartenders.

Battery II promises a positive economic impact: creating jobs, and fostering tourism.

This impressive property offers a prime leasing opportunity. Boasting modern amenities and versatile design, this space is ideal for a wide range of businesses. The property features high ceilings, and large windows that flood the interior spaces with natural light. With its popular location and customizable layout, this space presents an exceptional opportunity for businesses looking to establish themselves in a thriving commercial hub. Don't miss the chance to make this impressive property the home for your business.

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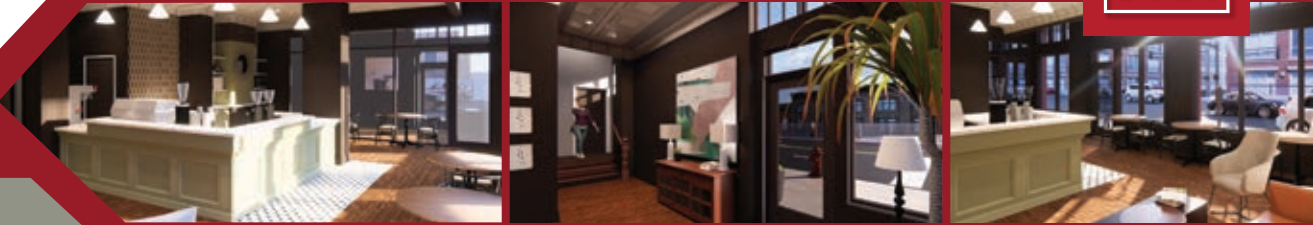


THE BATTERY II

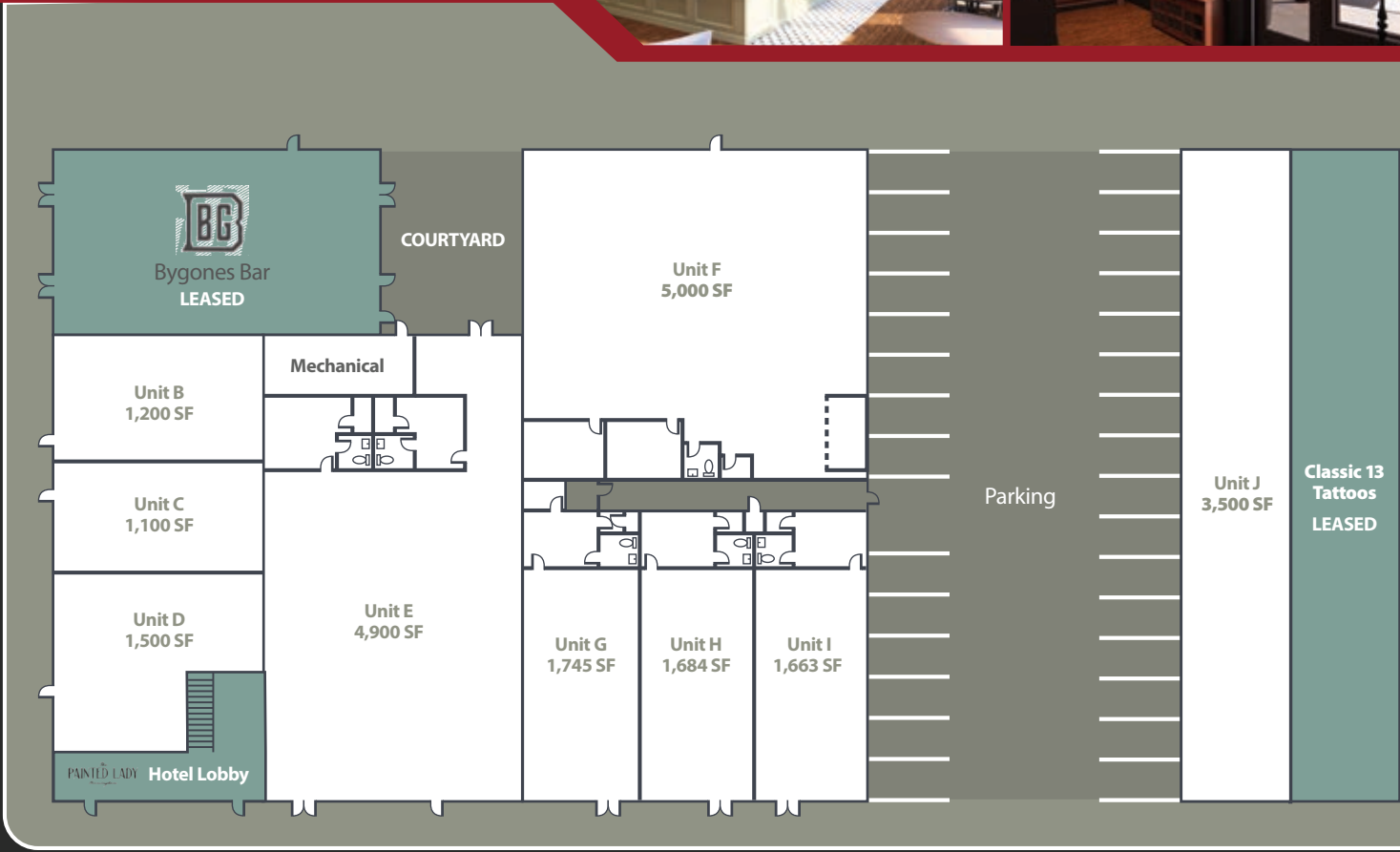
Floor Plans & Spaces

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22nd Street S



2nd Avenue S

Don't See the Size You Need?
It is possible to subdivide and/or combine spaces together

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THE BATTERY II

Area Employers, Hotels & Apartments

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	13,954	79,182	172,028
Total Households	6,727	35,515	73,314
Avg Household Income	\$41,525	\$43,629	\$45,174
Businesses	3,956	11,531	16,813
Daytime Employees	84,922	207,924	327,826

LARGEST EMPLOYERS

- University of Alabama Birmingham
- Regions Financial Corporation
- AT&T
- St. Vincent's Health System
- Baptist Health System, Inc
- Alabama Power
- Children's Health System
- BBVA Compass
- Birmingham VA Medical Center
- Wells Fargo

HOSPITAL EMPLOYEES

	# of Employees	Walking Distance
UAB	23,000	2 min
Total Households	600+	2 min
Avg Household Income	1,525	2 min
Businesses	3,652	9 min
Daytime Employees	4,703	12 min

KEY

- Points of Interest
- Large Employers
- Apartment Lofts
- Nearby Hotels
- University Campus



THE BATTERY II

Area Restaurants & Retail

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Within a 1-mile radius there are:

- Over 100,000 employees
- Over 4,900 multi-family units
- Population over 14,000



THE PIZITZ, THE STANDARD BAKERY, ONO POKÉ, ZAZA, KATI, ROOTS & REVELRY, URBAN COOKHOUSE, WARBY PARKER BISTRO

DOWNTOWN

THE BATTERY II

GUS'S FRIED CHICKEN WORLD FAMOUS, BIRMINGHAM DISTRICT, THE BATTERY, MAGIC CITY, FRODO PARLOR, TRUE40, WAXSBY JUHNS

BIRMINGHAM BREADWORKS, Lottie's, Tin Roof, Slice, INNISFREE IRISH PUB, DREAD RIVER DISTILLING CO.

Publix, Orangetheory, CAVA, Waffle House, Starbucks, MILO'S, ROCKNROLL, SUSHI, Buffalo Wild Wings, tazikis

mellow MUSHROOM PIZZA BAKERS, insomnia cookies, ocean, SLEEK SOCIAL, JIM'N NICK'S BAR-B-Q, URBAN COOKHOUSE BUY LOCAL • EAT URBAN

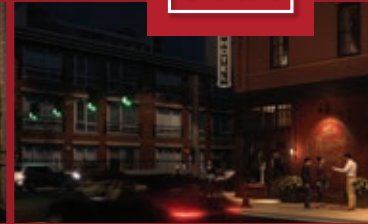
TACO MANA, LUNCH BOX EXPRESS, DUNKIN', Yummyfy, Smoothie King, ENCORE RUG, MOOYAH, Wendy's, Newk's Eatery

THE BATTERY II

Features

For Lease Exceptional Mixed-Use Space

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Versatile
Layout
Abundant
Natural
Light

High Ceilings
Modern
Amenities
Large
Windows

Prime
Location on
Highly Visible
Corner
Adjacent to
the Battery

Customizable
Space
Ideal for
Diverse
Businesses

Great
Opportunity
for Retail
Presence

Located
in New
Historic
Mixed-Use
Development



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THE BATTERY II

Tenant Highlights

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Current Tenants

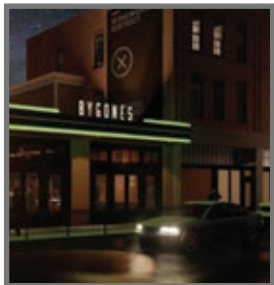


The
PAINTED LADY
Birmingham

The Painted Lady, a 22-key upscale boutique hotel, will occupy the historic Raden Building in Birmingham's Automotive Historic District. Originally built in the early 20th century as a boarding house & brothel, the building carries a fascinating past. The Painted Lady honors this legacy with its name, while offering a luxurious and contemporary guest experience.

Opening in early 2024, The Painted Lady will be operated by the renowned Lark Hotels and Resorts, ensuring exceptional hospitality.

With a projected Year 1 RevPAR of \$107.40, rising to \$159.22 by Year 5, The Painted Lady demonstrates strong revenue potential.



BB BYGONES

Bygones Bar will be located in the historic 2,500 sq ft Bremner Building and is poised to become a leading player in Birmingham's nightlife scene. Owned and operated by Mike Tobey and Phillip Crowe, seasoned bartenders with extensive experience managing [Private Club Name] (a premier private club in Birmingham), Bygones Bar leverages their expertise to deliver an exceptional guest experience. Both Mike and Phillip are aspiring James Beard Award nominees, a testament to their exceptional innovative cocktail creations.



BIRMINGHAM DISTRICT
BREWING COMPANY

FADE PARLOR

GUS'S FRIED CHICKEN
WORLD FAMOUS



LUMI



JUANS



MOSAIC BIRMINGHAM

TRUE40



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About Birmingham



#2

“US City for Job Seekers in 2021.”



#3

“Mid-Size Metro for Economic Growth Potential.” - 2019



“One of seven cities Real Estate Investors Should Target” - 2021



“One of the Best Cities for New College Grads” - 2021



“2020 Cities with the Lowest Cost of Living in America”



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About NAI Chase Commercial

*65 countries. 325+ local offices. 6,000+ local market leaders.
All working in unison to provide clients with exceptional solutions.*

Personal. Global. Professional.

Leasing

Landlord Leasing
Tenant Representation
Development Services
Market Analytics
Investment Sales

- Single-Asset Sales
- Portfolio Dispositions

Property Management

Consulting
Property Management
Receivership
Financial Reporting

Corporate Services

Lease Administration
Project Management
Portfolio Management
Transaction Management

Marketing

Email Campaigns
Social Media
Relationship Marketing
Property Websites
Signage
Property Brochures
Multiple Platform Listings
Video Property Tours
Drone Tours
Marketing & Research
Reports

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