

**+/- 5.89 AC
Redevelopment Opportunity
in Ensley**

1920 43rd Street Ensley
Birmingham, AL 35208



5.89± Acre Redevelopment Opportunity | Ensley, Birmingham

Skyline CRE Advisors is pleased to offer three contiguous parcels totaling 5.89± acres in Birmingham's historic Ensley neighborhood.

- ±172,649 SF on ±5.89 acres (3 contiguous parcels)
- Ideally located along Bessemer Road and 43rd Street, the site offers excellent visibility, convenient access to Downtown Birmingham and Interstate 20/59, and flexible redevelopment potential.
- Multiple zoning classifications
- Ideal for residential, mixed-use, institutional, community, educational, church, or neighborhood commercial uses
- Opportunity for phased development

For Sale Information:

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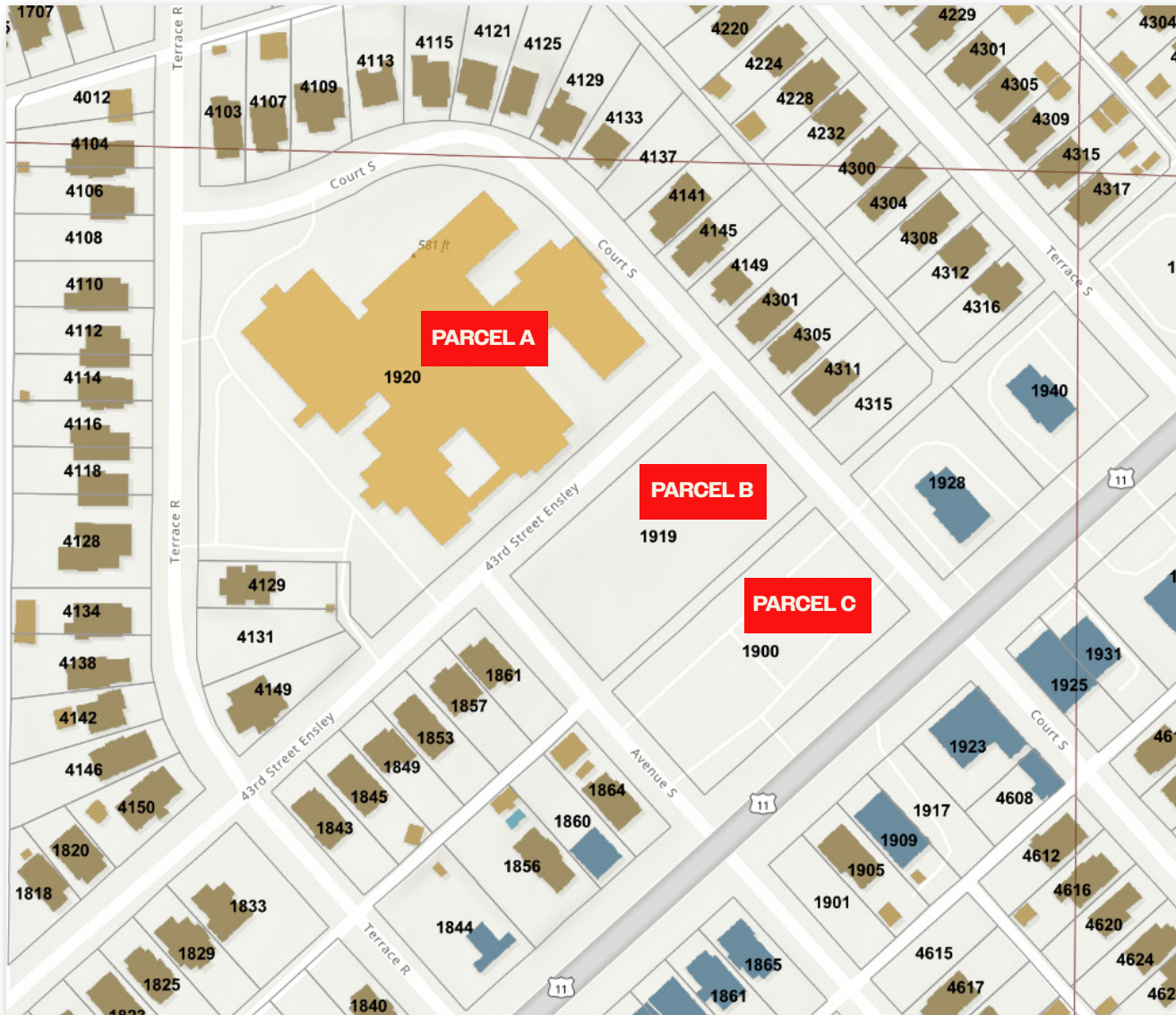
***Existing ±172,649 SF building is primarily in shell condition and will require substantial renovation, repositioning, or redevelopment.**





SKYLINE
CRE ADVISORS

5.89± ACRE REDEVELOPMENT OPPORTUNITY



PARCEL A:
1920 43RD STREET
BIRMINGHAM, AL 35208
±172,649 SF
±3.85 AC LOT
ZONED R4

PARCEL B:
1919 43RD STREET
BIRMINGHAM, AL 35208
±1.03 AC
ZONED R4

PARCEL C:
1900 BESSEMER ROAD
BIRMINGHAM, AL 35208
±1.01 AC
ZONED B2



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PARCEL A



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PARCELS B & C



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DEMOGRAPHICS

POPULATION 2026	5 MIN	10 MIN	15 MIN
Total Population	23,044	69,383	147,152
Average Age	43.5	42.6	39.3

HOUSEHOLDS & INCOME 2026	5 MIN	10 MIN	15 MIN
Total Households	10,140	28,903	63,448
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$58,216	\$59,076	\$67,586
Median HH Income	\$42,806	\$42,625	\$47,125

15 MIN DRIVE TIME DATA



8,360

TOTAL BUSINESSES



168,668

TOTAL EMPLOYEES



51.5%

WHITE COLLAR



25.0%

BLUE COLLAR



23.5%

SERVICES