

AREA DESCRIPTION - BIRMINGHAM & JEFFERSON COUNTY, ALABAMA.

The Birmingham Area (MSA-Metropolitan Statistical Area) consists primarily of five counties – Jefferson, St. Clair, Walker, Blount, and Shelby. The City of Birmingham is the largest city in the MSA and the state. An analysis of the subject's environment should begin with the City of Birmingham and the Survey area in general.

Birmingham is centrally located in Jefferson County within the north central portion of the state. The Birmingham MSA consists of 4,034 square miles with 98.4 square miles within the Birmingham City limits. There are 35+ satellite municipalities in addition to the core City of Birmingham.

Jefferson County is served by four interstate highways, four federal highways, and five state highways. Distance to the following cities is as follows:

Atlanta, Georgia	152 miles east
Montgomery, Alabama	92 miles south
New Orleans, Louisiana	354 miles west
Nashville, Tennessee	247 miles north

Jefferson county, as well as a large portion of Alabama, is provided air service through the Birmingham Municipal Airport which underwent a \$47 million expansion completed in 1993. There are also numerous motor freight carriers in the county as well as extensive rail service.

Jefferson County is located in the foothills of the Appalachian Mountains, which creates a great diversity in topography, varying from nearly level to very steep. This topography has played a role in the development of the area as well as influencing land utility and values. The climate in the area is fairly typical for the southeastern United States and does not act as an attraction or deterrent to local property values.

The various utilities available throughout Jefferson County include electricity, natural gas, telephone, public water, and public sewer. Alabama Power Company provides most of the electrical power with TVA available in a few areas through municipal systems.

Some of the major areas of employment growth in Jefferson County include the rejuvenation of downtown Birmingham, The University of Alabama at Birmingham area, the U.S. Highway 31 corridor south of the City of Birmingham, and the U. S. Highway 280 corridor southeast of the City of Birmingham.

The rejuvenation of downtown Birmingham has included the construction of the SouthTrust Tower (550,000 sq. ft.) in 1986, the Am-South Harbert Plaza Tower in 1989 (569,845 sq. ft), and the expansion of the Birmingham-Jefferson Center complex. Included in that project were the \$30 million expansion of the Civic Center Hotel, a 771 room hotel, a \$20 million medical products mart, and a \$6.5 million parking deck. Also included is the 364,000 sq. ft. Alabama Sports Hall of Fame.

The University of Alabama at Birmingham (UAB) is the city's leading employer and its campus is **located two blocks north of Pickwick Place. UAB has a workforce including faculty of approximately 52,680 people.** With the completion of the Kirklin Clinic Phase I and the consolidation of the 22+/- clinics of the UAB system, sources within UAB believe that the existing growth will be maintained into the future.

Another growth area is to the south of the City along the U.S. Highway 31 corridor through the cities of Vestavia Hills and Hoover into northern Shelby County. Furthermore, there have been both extensive residential and professional office developments in the U.S. Highway 31 corridor.

Adjacent to the U.S. Highway 31 corridor is the U.S. Highway 280 corridor. The U.S. Highway 280 corridor has experienced substantial commercial, professional, and residential development over the past 5 to 10 years. Development projects include numerous office parks and apartment complexes as well as a series of planned residential communities. The growth along both the U.S. Highway 280 and U.S. Highway 31 corridors extends into northern Shelby County and is expected to continue.

The slowest growth is in the western and northern directions from downtown Birmingham. These are older sections of the city and county. Development at the western end is primarily of light industrial use, while commercial, retail, and residential developments encompass the I-65 and U.S. Highway 280 corridors.

Birmingham has a number of cultural and land recreational outlets. Included among these is the Birmingham-Jefferson Civic Center Complex, which currently features a 180,000 square foot exhibition hall, a 3,000 seat concert hall, a 1,100 seat theater, and a 20,000 person capacity coliseum. The Civic Center recently underwent a \$139 million renovation and expansion. A wide variety of events are available ranging from symphony concerts and ballet to ice hockey, basketball, rodeo, and rock concerts. There are 15+ museums including the Birmingham Museum of Art. Other recreational outlets include the Birmingham Zoo and the Oak Mountain State Park, a 10,000 acre multi-use park with golf, hiking, fishing, boating, tennis, etc.

A major-council government effectively governs the City of Birmingham. The surrounding cities each have their own governments, as do each of the counties. Each municipality provides police and fire protection with most rated from average to good. Furthermore, the City of Birmingham, Jefferson County, and a majority of the surrounding municipalities each have their own school systems with some ranked as the state's top school systems.

The Birmingham area has the services of the Birmingham Regional Planning Commission, a locally and federally funded commission that assists in the long range planning for the areas as well as studying population, employment, and other factors within the area.

Economically, Birmingham has a broad base with a fairly large number of middle to upper income families. There is a wide range of incomes, as would be expected in a city its size. Birmingham's economic diversity provides an ample supply of labor. The city is attractive to investment capital; Birmingham's self-improvement efforts have also made the MSA more desirable as a location for real estate investments.

PICKWICK PLACE MERCHANTS

Cosmos Pizza offers a gourmet-style pizza selection along with other Italian favorites such as Calzones, Lasagna, and a variety of Sandwiches and Salads



MetroPrime Steakhouse is Birmingham's newest restaurant MetroPrime Steakhouse, located at the heart of the city in Historic Five Points South. MetroPrime Steakhouse will be Birmingham's only local prime steakhouse. The menu will feature a unique selection of prime, bone-in and dry-aged steak options. Every steak will be hand cut in house and seared under an 1800-degree specialty broiler. The menu will be rounded out by a house ground prime burger, fresh seafood offerings and inventive steak house sides.



Bluefin/Sekisui Sushi Lounge On any given night, you will likely find a celebration or two underway at this spacious five points sushi lounge. Much of the restaurant's seating is designed for large groups, and there's even a unique private room where guests sit on floor pillows. Low blue lighting gives the place a soothing vibe. The menu offers treats for sushi aficionados, such as the Majik Mushroom roll (Kobe beef with warm truffle butter and mushroom salt) or the more traditional Hama-Kimchee (yellowtail topped with spicy kimchi). But picky kids (and the sushi-phobic) can find plenty to eat on the entrée menu, which features flatbreads, crispy duck and garlic shrimp. Bluefin offers several brands of saké (both hot and cold).



Upside Down Plaza The Plaza moved to the basement of the Pickwick Plaza at 2012 Magnolia Avenue in 1987. The bar is known for its ultra-casual atmosphere and pool tables.



The Computer Image computer sales, upgrades, service, networking and other computer related items. In business at Pickwick Place since 1986.



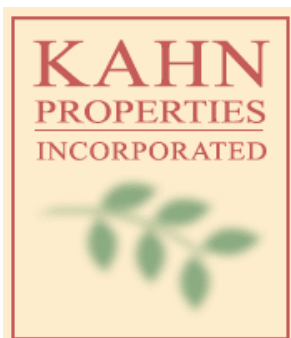
Covenant Community Church and Mission Birmingham is an evolving strategy that was created as a means of connecting and mobilizing the Greater Birmingham Community to work in a concerted effort to address the needs of the most vulnerable in our community. By connecting businesses, government, faith, and community based organizations in efforts to reach the community, we enable each partner to not only make an impact, but to leave a lasting impression.



The India Shoppe is a Specialty Gift, Novelty, and Souvenir Shop.



Kahn Properties specializing in the rental and management of residential and commercial space. Residential buildings include the Sheraton Apartments, LaSalle Apartments, Dulion Apartments. Commercial developments include Pickwick Place and English Village.



Government Administrative Offices are located in the second floor of Pickwick Place.



Your Business Can Be Here Too



See below for more details

RETAIL & RESTAURANT SPACES AVAILABLE

FOR LEASING INFORMATION CONTACT GAYLE KAHN, CPM, CCIM KAHN PROPERTIES, INC.

(205) 933-7788

