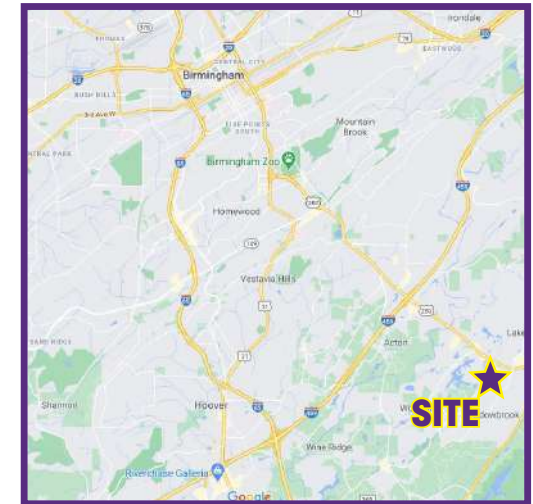


INVERNESS PLAZA SHOPPING CENTER

165 Inverness Plaza
Birmingham, AL 35242



SPACES FOR LEASE

CALL FOR PRICING

- ▶ 74,785 SF retail center. Corner of Valleydale Road and Highway 280
- ▶ Anchors: PGA Tour Superstore and Planet Fitness
- ▶ 197,000 ± customers each year with an annual visit of 588,200 ±
- ▶ Traffic Counts:
 - ▶ Highway 280: 78,524 VPD
 - ▶ Valleydale Road: 18,843
- ▶ Space Available:
 - ▶ Suite 180 - 1,157 ± SF

Demographics

	1 mile	3 miles	5 miles
Population	7,907	36,404	51,009
Average HHI	\$99,813	\$135,608	\$175,954
Daytime Pop	7,756	50,750	96,512

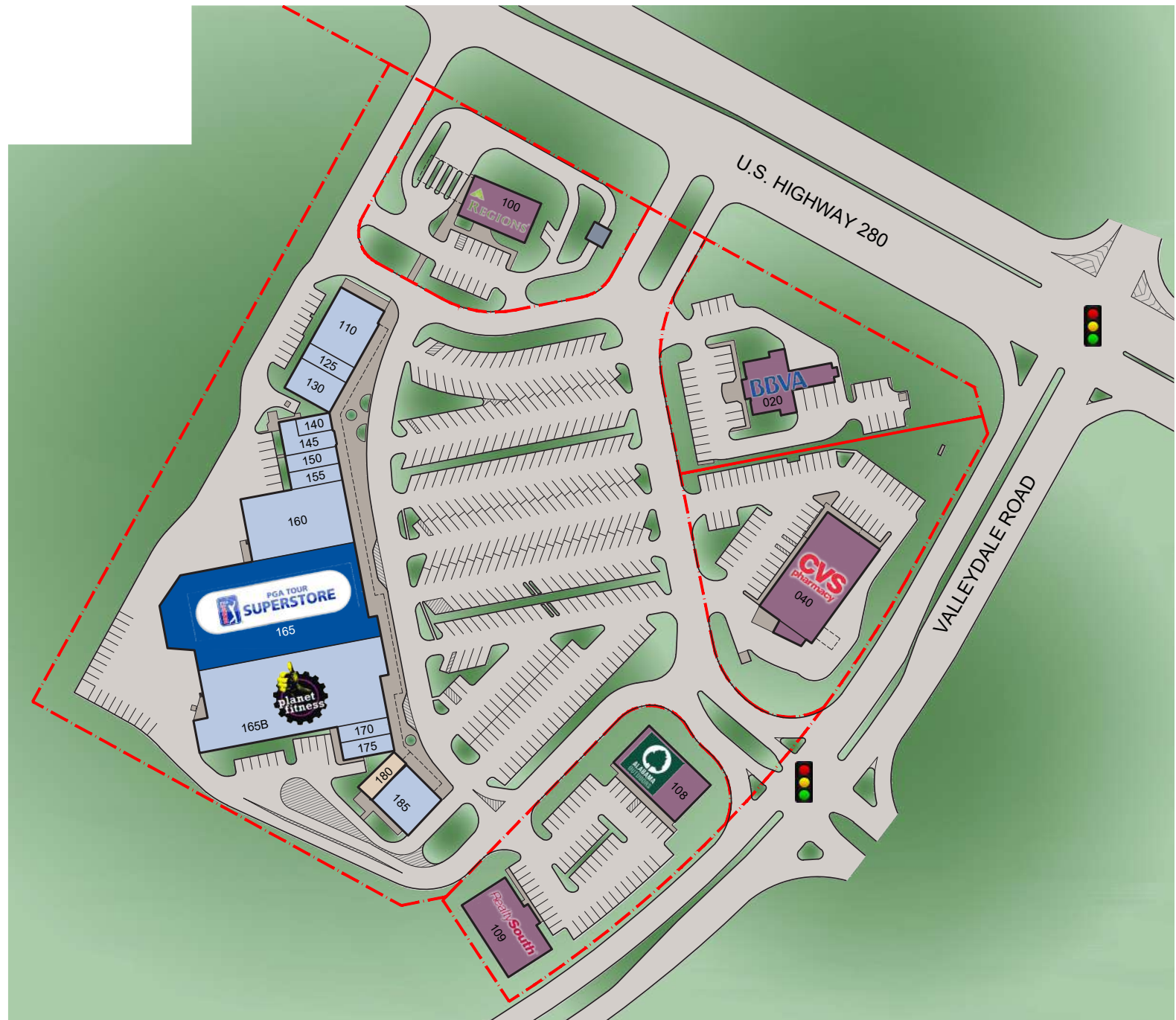


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TENANT LEGEND		
SUITE	TENANT	SQ. FT.
020	BBVA Compass	
040	CVS Pharmacy	
100	Regions Bank	
108	Alabama Outdoors	
109	Realty South	
110	Casa Fiesta Grill	4,500
125	Crazy Cajun's	1,200
130	The UPS Store	2,400
140	Merle Norman	800
145	Thairapy Salon	1,633
150	AVAILABLE	1,200
155	The Beverage Place	1,200
160	Diamond Golf Cars	9,000
165	PGA Superstore	25,527
165B	Planet Fitness	20,158
170	Thirstea	1,200
175	Wok N Roll	1,200
180	Vape Escape	1,157
185	Metro Diner	3,643
TOTAL		74,785



OVERVIEW

AERIALS

SITE PLAN

PHOTOS



All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.