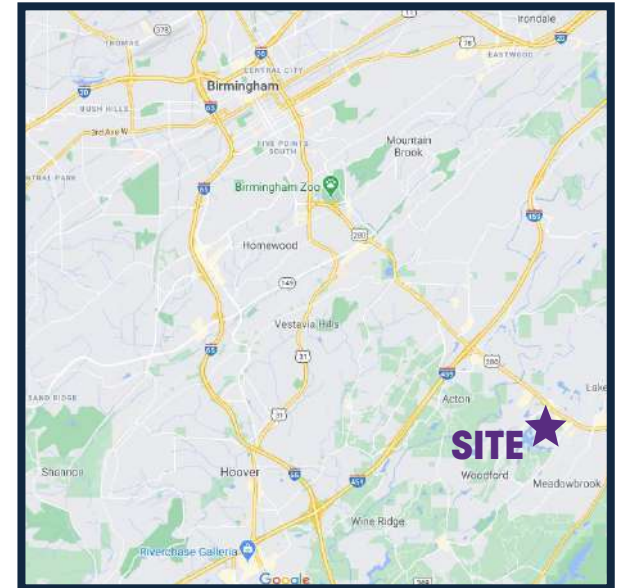




# INVERNESS PLAZA SHOPPING CENTER

165 Inverness Plaza,  
Birmingham, AL 35242



## SPACES FOR LEASE

- ▶ 74,785 SF retail center at the corner of Valleydale Road and Highway 280
- ▶ Anchors: PGA Tour Superstore and Planet Fitness
- ▶ Center sees on average of 197,000 customers each year with an annual visit of 588,200
- ▶ Traffic Counts:
  - ▶ Highway 280: 78,524 VPD
  - ▶ Valleydale Road: 18,843

## CALL FOR PRICING

- ▶ Space Available:
  - ▶ Suite 150 - 1,200 SF
  - ▶ Suite 180 - 1,157 SF

| Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------|----------|-----------|-----------|
| Population   | 7,376    | 39,818    | 89,452    |
| Daytime Pop. | 10,138   | 44,704    | 94,692    |
| Avg. HHI     | \$79,783 | \$109,020 | \$133,148 |



**BRANCH**  
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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.



## OVERVIEW

## AERIALS

## SITE PLAN

## PHOTOS

## DEMOS

|  |              |
|--|--------------|
| <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>        | ANCHOR       |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>   | LEASED       |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span> | AVAILABLE    |
| <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>      | OUTPARCEL    |
| <span style="display:inline-block; width:15px; height:10px; background-color:gray; border:1px solid black;"></span>        | NOT INCLUDED |



## 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   | AVAILABLE          | 1,157   |
| 185   | Metro Diner        | 3,643   |
| TOTAL |                    | 74,785  |

## OVERVIEW

## AERIALS

## SITE PLAN

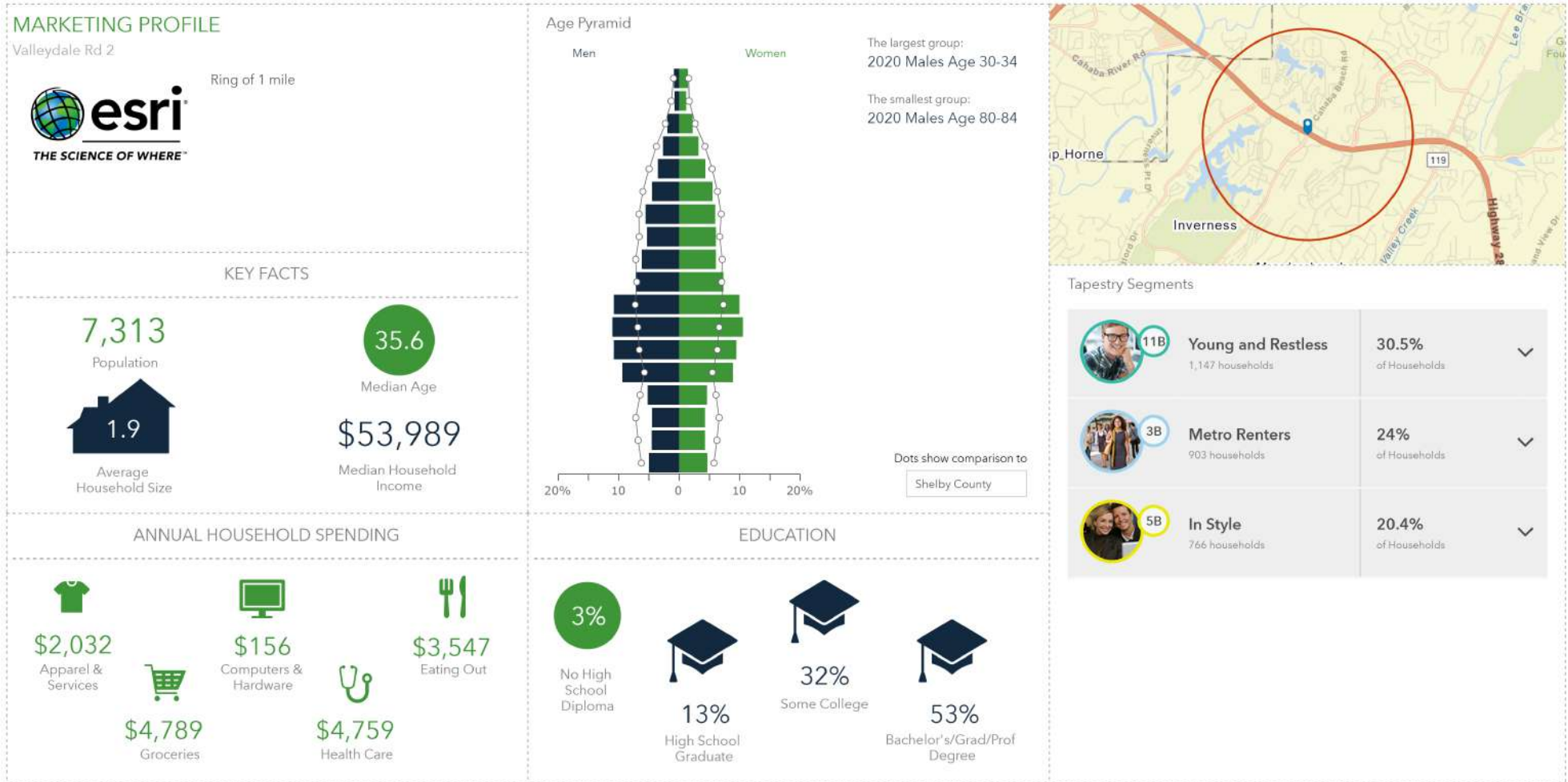
## PHOTOS

## DEMOS

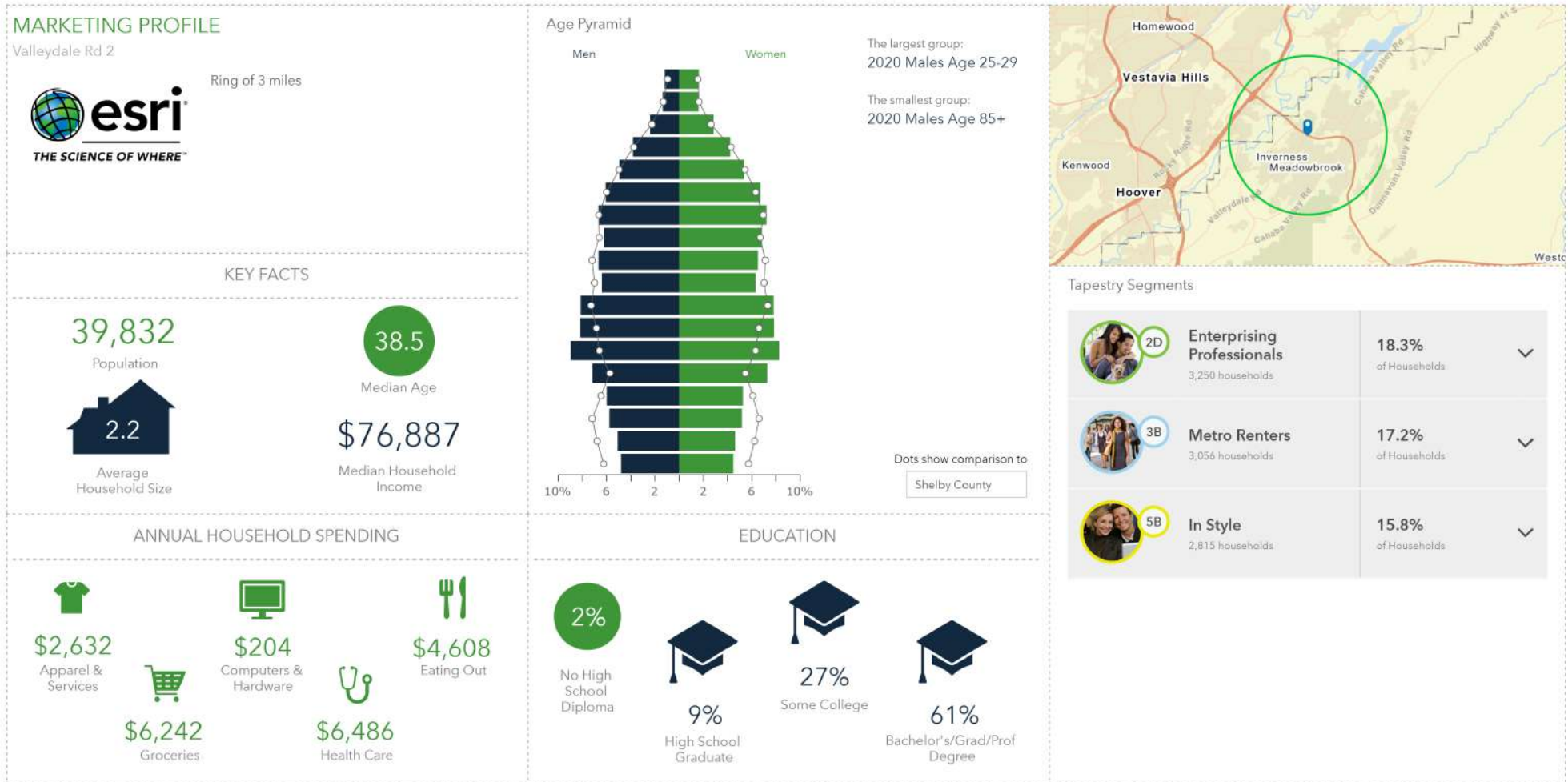


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# 1 MILE RADIUS DEMOGRAPHICS



## 3 MILE RADIUS DEMOGRAPHICS



## 5 MILE RADIUS DEMOGRAPHICS

