## **INVERNESS CORNERS**

500 Inverness Corners, Birmingham, AL 35242





HIGHLIGHTS		
MSA	Birmingham	
COUNTY	Shelby	
GLA	241,925	

**ACRES** 23.62

PARKING 1,488

DEMOGRAPHICS				
	1 Mile	3 Mile	5 Mile	
i <b>ț</b> i	7,861	41,599	93,666	
	3,874	18,532	39,075	
	\$136,415	\$151,299	\$163,381	



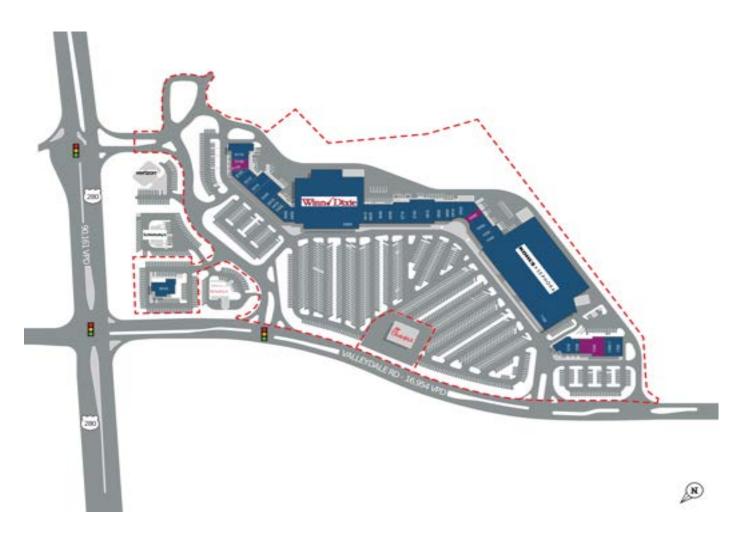
## **PROPERTY FEATURES**

- Inverness Corners is a 241,925 SF shopping center anchored by a 54,000 SF Winn Dixie grocery store as well as a 92,641 SF Kohls/ Sephora.
- The center features a high-quality tenant roster including Orange Theory, Mellow Mushroom, WingStop, H&R Block and Enterprise.
- Located in a densely populated and affluent retail corridor approx. 11 miles south of downtown Birmingham, Inverness Corners benefits from the area's strong demographics -- within a 5-mile radius resides a population of over 93,000 individuals with an average HH income of more than \$163,000.
- Situated at the signalized intersection along US-280 and Valeydale Road, the property is highly visible to a combined traffic count of over 106,000 VPD.

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SUITE 0010 0140 0150 0160 0210 0310 0340 0410 0420 0430 0440 0450 0500 0610 0620 0640 0650 0710 0740 0810 0830 0850 0910 0920 0940 0950 1030 1040 1100 1210 1230 1240	TENANT NAME Dreamland Bar-B-Q ARC Realty Available Available Manpower Orangetheory Fitness Replay My Toys Kobe Japanese Steakhouse Mathnasium Chiropractic Today State Farm Insurance M&M Jewelers The Clotherie Winn Dixie Pure Barre The Male Room Style Encore MD Wellness and Aesthetics Sola Salon Studios Susan's Hallmark Shop On Tap Sports Cafe WingStop H&R Block Crave Hair Studio The Mellow Mushroom Available Kyu Ramen & TBaar Nail Star Manning Sewing Kohl's & Sephora Milo's Hamburgers Enterprise Rent-A-Car Available	\$F 6,191 4,800 1,200 1,160 3,004 3,504 5,400 1,200 1,800 1,424 1,755 54,000 1,600 1,600 4,000 4,000 4,850 3,200 1,600 1,459 5,287 1,349 4,635 1,850 2,850 92,641 3,526 1,200 6,350
1210 1230	Milo's Hamburgers Enterprise Rent-A-Car	3,526 1,200

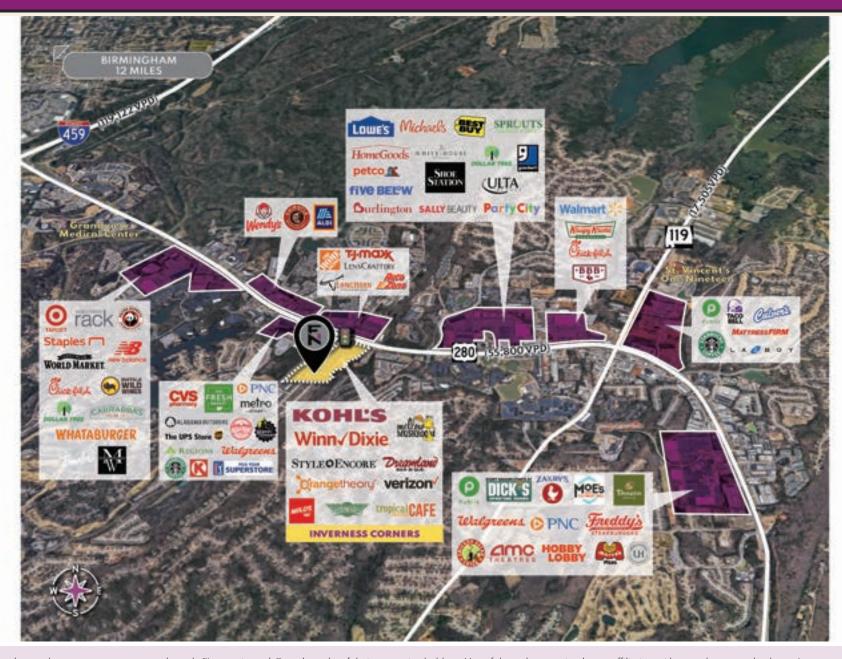
 $\blacksquare$  Available  $\square$  Available soon  $\blacksquare$  Leased  $\square$  Nap (Not a Part)



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