

10 INVERNESS

10 Inverness Center Parkway
Hoover, AL 35242



QUIET, NATURAL SETTING JUST MINUTES FROM
BIRMINGHAM'S MAIN RETAIL CORRIDOR

UP TO ±16,064 SF AVAILABLE

LEASE RATE: \$22.50 PSF



**FOR LEASE
OFFICE SPACE**

PROPERTY FEATURES

NOTEWORTHY FEATURES

- On-site property management
- No occupational taxes
- Located along Hwy 280
- Access to Inverness Greenway walking trail
- 5 minutes to I-459
- Full-height windowed offices

±136,921 SF
TOTAL BUILDING SIZE

4.5 / 1,000 SF
PARKING SPACES
(FREE SURFACE
PARKING)



Within a 10 Minute Drive Time:



**±330 Food &
Beverage Places**



**3,466 Total
Businesses**



**39,814 VPD
(Hwy 280)**



**4 Minute Drive to
Inverness Country
Club**



**6 Minute Drive to
Publix Super Market**



**6 Minute Drive to
Life Time Fitness**

Source: Esri

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HOOVER, ALABAMA AT A GLANCE

Top 10 Employers of Hoover Residents and # of Employees

1. Regions Bank - 2,644
2. Hoover City Schools – 1,869
3. Anthem Blue Cross and Blue Shield – 1,711
4. AT&T of Alabama – 1,170
5. Walmart & Sam's Club - 950
6. Publix - 868
7. McLeod Software - 700
8. City of Hoover - 667
9. SS&C Health - 438
10. Doster Construction Company - 184

Source: City of Hoover, Office of Economic & Community Development Surveys, 2022

Select
U.S. Hwy 280
Amenities
(Next Page)

KEY FACTS



92,650 Total
Population



4,250 Total
Businesses



\$104,352 Median
Household Income



39.5 Median Age

SELECT AREA AMENITIES



459

280

280

280

PATCHWORK FARMS

- LIFETIME FITNESS
- SMOOTHIE KING
- O.HENRY'S

THE SUMMIT BIRMINGHAM

- Panera BREAD
- MOOREHEAD RACK
- TRADER JOE'S
- VILLAGE TAVERN
- ATHLETA
- SEPHORA
- TACO MAMA
- BARNES & NOBLE BOOKSELLERS

RIVER RIDGE

- TARGET
- WORLD MARKET
- CARRABA'S
- BUFFALO WILD WINGS

INVERNESS VILLAGE

- Starbucks
- Walgreens
- AT&T

INVERNESS HEIGHTS

- TJ-maxx
- PETSMART
- LENSCRAFTERS
- QOxyMed
- bealls
- LET'S PLAY
- BAR

BROOK HIGHLAND PLAZA

- petco
- HomeGoods
- CLUB 4
- CAVA
- BEST BUY
- LOWE'S
- Michael's
- Office DEPOT
- OfficeMax
- SPROUTS
- Party City

INVERNESS PLAZA

- The UPS Store
- BBVA
- ALABAMA OUTDOORS
- REGIONS
- CVS
- PGA TOUR SUPERSTORE
- metro

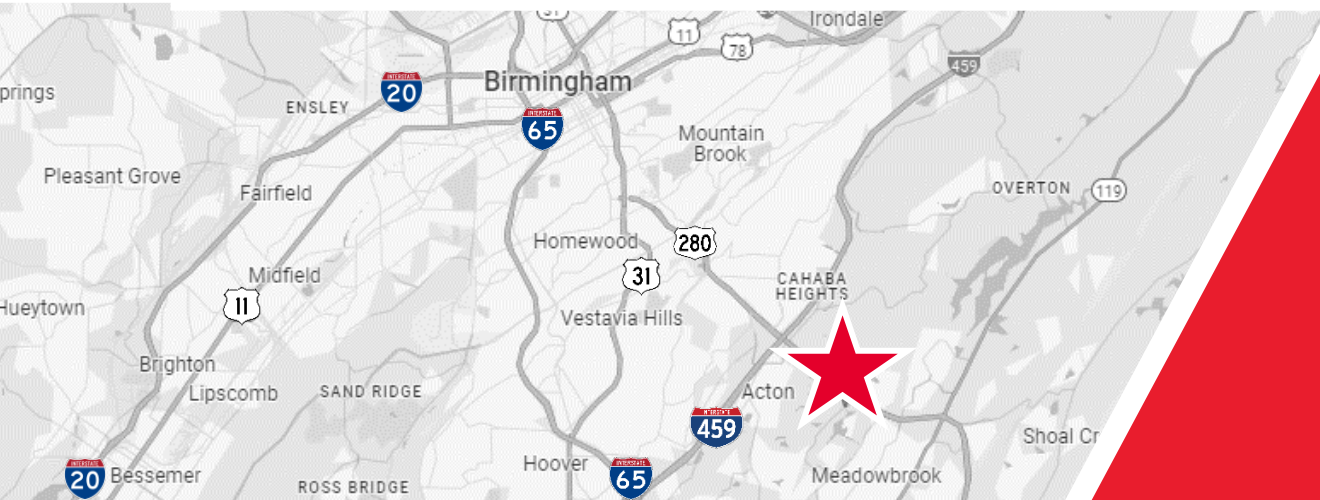
INVERNESS CORNERS

- KOHL'S
- MILO'S
- Winn-Dixie
- Mellow Mushroom
- Dreamland

VILLAGE AT LEE BRANCH

- EAST 59 CAFE
- DICK'S
- GOLF GALAXY
- SUPERCUTS
- HOBBY LOBBY
- ZAXBY'S

PROPERTY AERIAL MAP



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