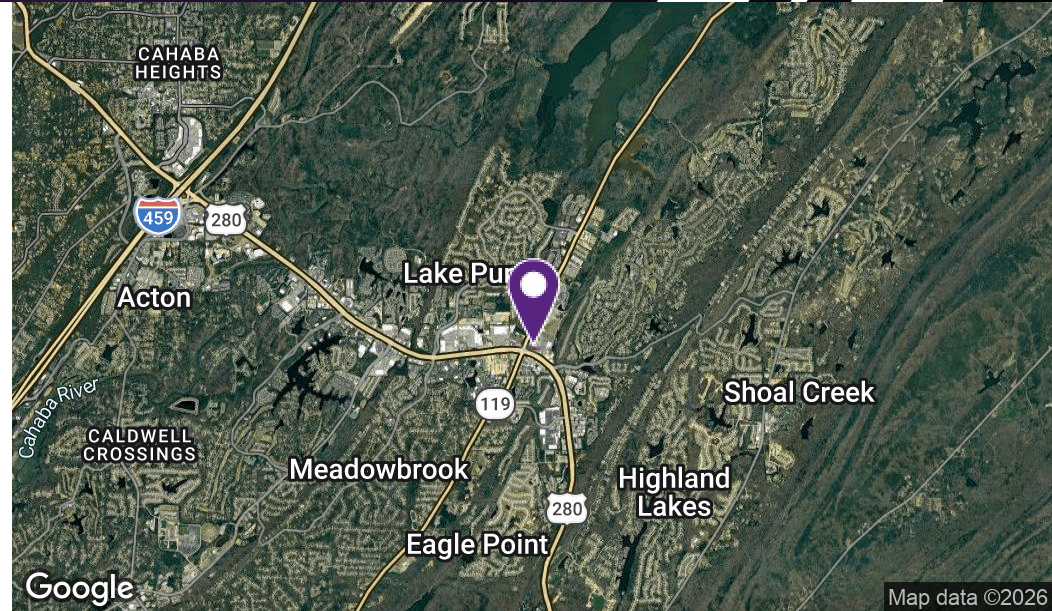


THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242



PROPERTY HIGHLIGHTS

- The Shoppes at Greystone is a freestanding strip center located along Highway 280.
- The property is positioned on Birmingham's most heavily traveled and densest commercial corridor.
- Highway 280 sees approximately 84,000 vehicles per day, providing strong visibility and exposure.
- Co-tenants include Crumbl Cookies and Servis1st Bank.
- The center is surrounded by affluent residential neighborhoods.
- Nearby amenities include golf clubs, restaurants, retail centers, and schools.
- The property is located near Meadow Brook Office Park, a 175-acre corporate campus.

SPACES	LEASE RATE	SPACE SIZE
Former Kid Strong Space	Call for Pricing	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,368	17,636	32,259
Total Population	5,731	41,679	76,802
Average HH Income	\$153,256	\$155,602	\$153,739

Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.



THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242



Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.



THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242



Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.



THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242



Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.



THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242



Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.



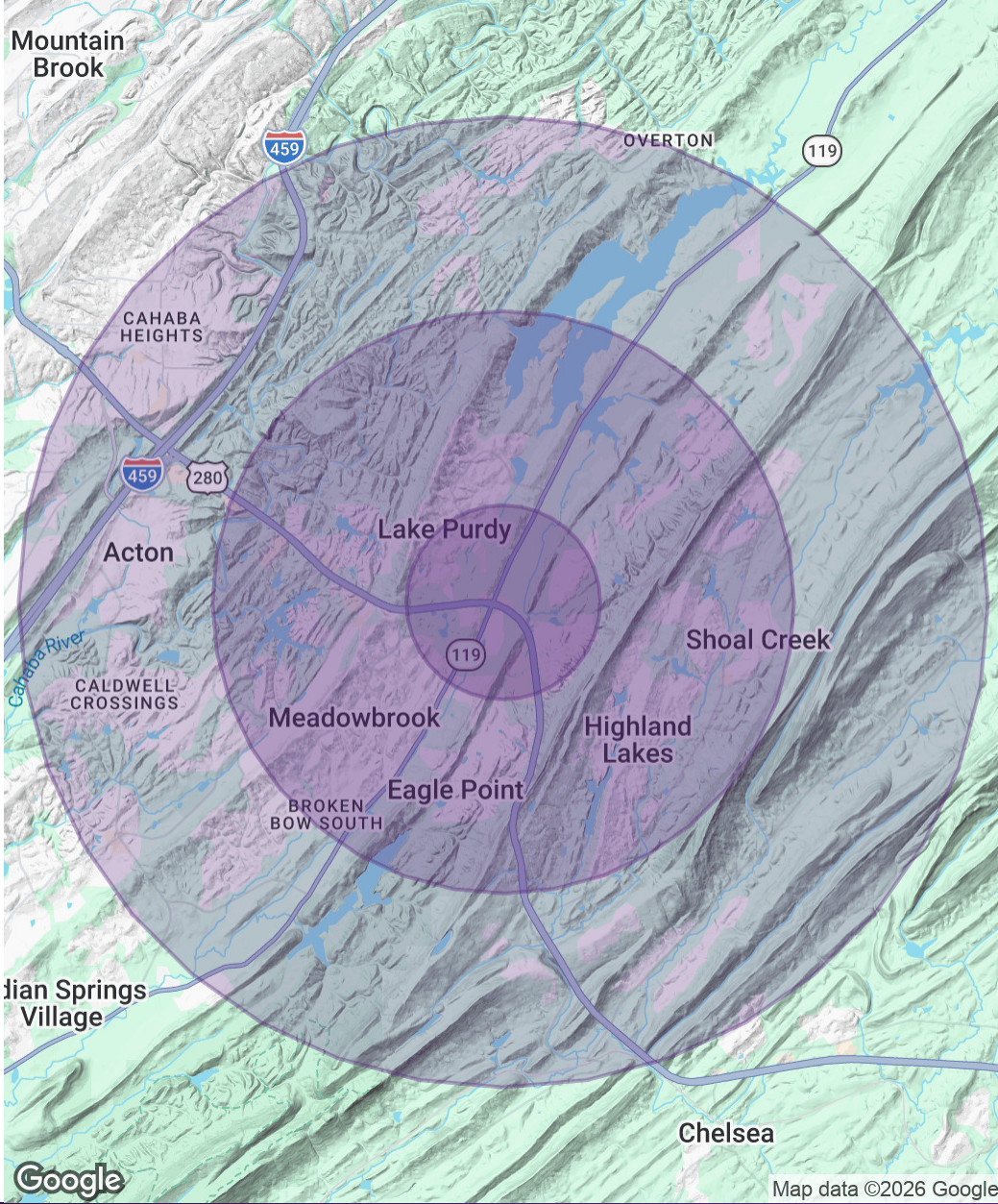
THE SHOPPES AT GREYSTONE

5403 U.S. 280, BIRMINGHAM, AL 35242

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,731	41,679	76,802
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,368	17,636	32,259
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$153,256	\$155,602	\$153,739
Average House Value	\$554,636	\$539,247	\$521,564

Demographics data derived from AlphaMap



Stephanie Hill
Andrew Collat

Director
Retail Brokerage

205.271.7228
205.271.7224

shill@southpace.com
acollat@southpace.com

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.

