

22 INVERNESS

22 Inverness Center Parkway
Hoover, AL 35242



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

UP TO ±22,043 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
- Inverness Greenway walking trail access
- 5 minutes to I-459
- Full-height windowed offices

±134,674 SF
TOTAL BUILDING SIZE

4.0 / 1,000 SF
PARKING SPACES
(FREE SURFACE
PARKING)

ENTRANCE PHOTO



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



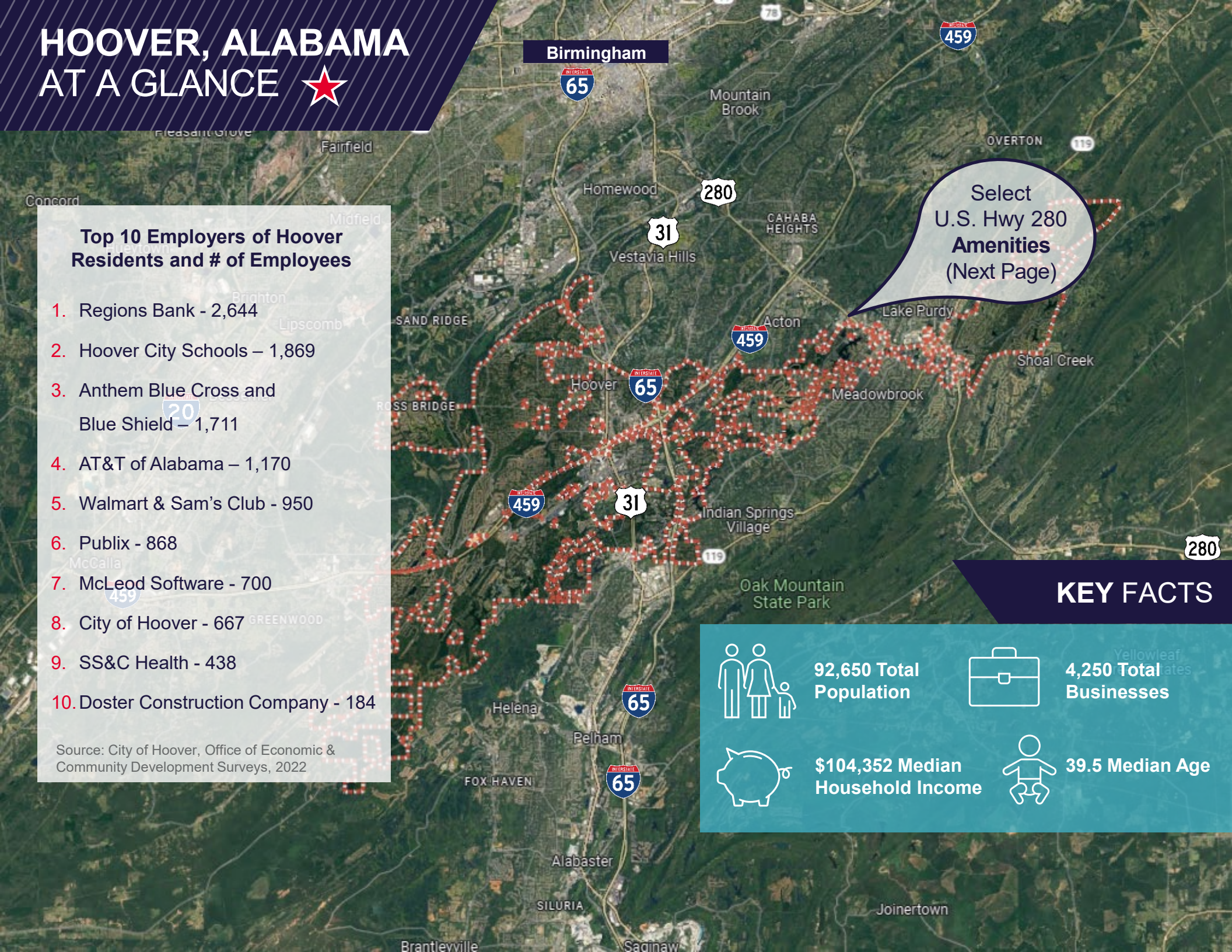
4,250 Total
Businesses



\$104,352 Median
Household Income



39.5 Median Age



SELECT AREA AMENITIES



THE SUMMIT BIRMINGHAM

- Panera Bread
- Nordstrom Rack
- Trader Joe's
- Village Tavern
- Athleta
- Lululemon
- Sephora
- TACO MAMA
- Barnes & Noble Booksellers

PATCHWORK FARMS

- Lifetime Fitness
- Smoothie King
- O.Henry's

RIVER RIDGE

- Target
- World Market
- Carraba's
- Buffalo Wild Wings

INVERNESS VILLAGE

- Starbucks
- Walgreens
- AT&T

INVERNESS PLAZA

- The UPS Store
- BBVA
- Alabama Outdoors
- Regions
- CVS
- PGA TOUR SUPERSTORE
- Metro

INVERNESS CORNERS

- Kohl's
- MiLo's
- Winn-Dixie
- Dreamland
- Mellow Mushroom

INVERNESS HEIGHTS

- TJ-maxx
- PetSmart
- LensCrafters
- OxyMed
- bealls
- Let's Play
- BAR

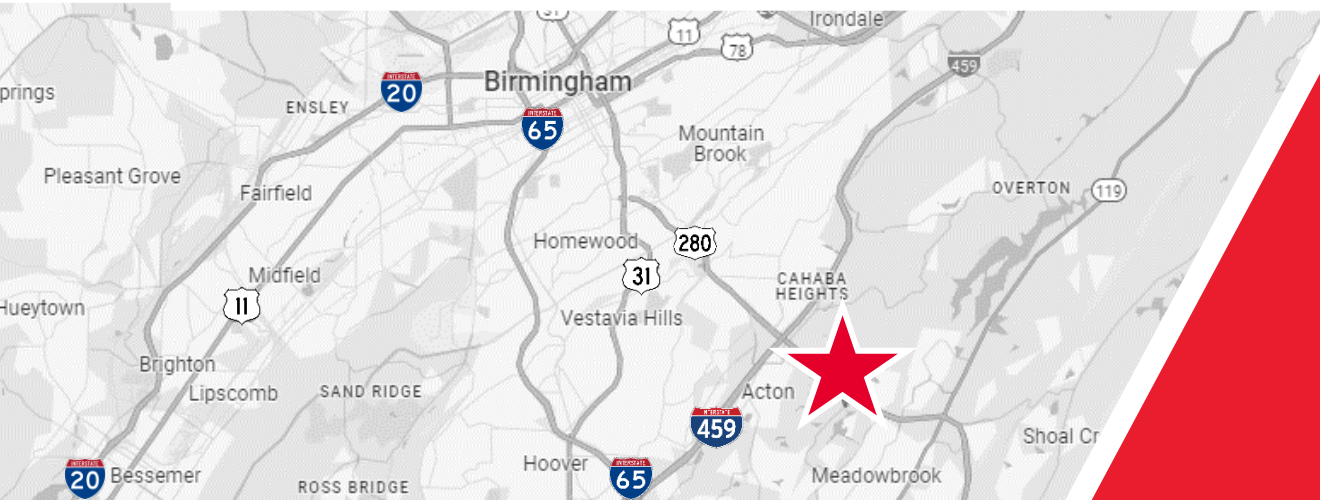
BROOK HIGHLAND PLAZA

- Petco
- HomeGoods
- Club 4
- Best Buy
- CAVA
- Lowe's
- Michael's
- Office Depot
- OfficeMax
- Party City

VILLAGE AT LEE BRANCH

- East 59 CAFE
- Dick's Sporting Goods
- Golf Galaxy
- Supercuts
- Hobby Lobby
- Zaxby's

PROPERTY AERIAL MAP



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