## **INVERNESS CORNERS**

500 Inverness Corners, Birmingham, AL 35242





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	Adamsville	₹ 00-11b-11-11		HUFFMAN				<del>20</del>
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Sy	vivan Springs	<b>₩</b> B	irmingham CREST	LINE				Woll Creek
			FIVE POINTS Mountain SOUTH Brook					
	Pleasant Grove	Fairfield	SOUTH Brook		OVERTON (119)			
Creek		Fairfield			5 t E 1. 19			
Cor	ncord	Midfield	Homewood (280)			Vandiver		
	Hueytown	Midifeld	Vestavia Hills			Ster	rott	
A			Vestavia Hills			Stel	rett	
	Brighton	comb SAND RIDGE	Acto	Purdy				(231)
			459	5/45/57/4	Shoal Creek			
111	Bessemer Bessemer	Shannon	Hoover 65	Meadowbrook				
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MSA	Birmingham
COUNTY	Shelby
GLA	241,925
ACRES	23.62
PARKING	1,488

DEMOGRAPHICS						
	1 Mile	3 Mile	5 Mile			
İŤÌ	7,861	41,599	93,666			
	3,874	18,532	39,075			
\$	\$136,415	\$151,299	\$163,381			

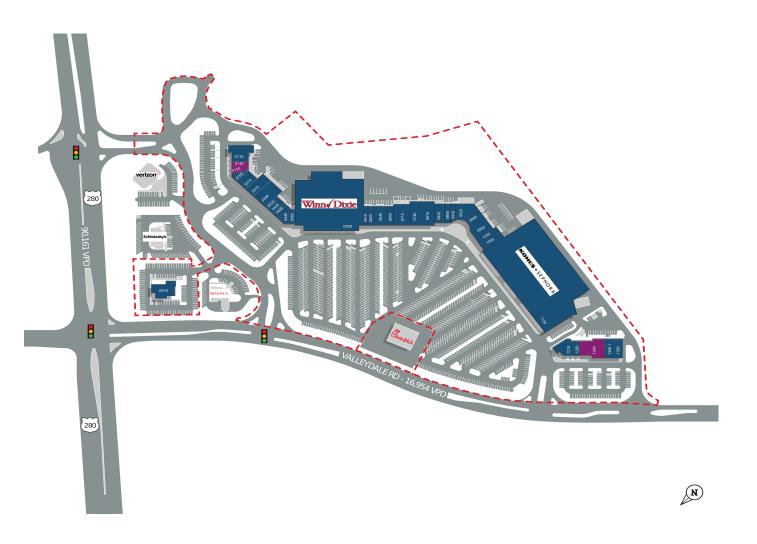
## **PROPERTY FEATURES**

- 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 1340 1350	TENANT NAME Dreamland Bar-B-Q ARC Realty Available Available Manpower Orangetheory Fitness Sleep Lux Kobe Japanese Steakhouse Mathnasium BE Aligned Chiropractic 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 Baskin Robbins Kyu Ramen & TBaar Nail Star Manning Sewing Kohl's & Sephora Milo's Hamburgers Enterprise Rent-A-Car Available Fancy Fur Tropical Smoothie Cafe	\$F 6,191 4,800 1,200 1,000 1,160 3,004 3,504 5,400 1,200 1,800 880 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 1,860 2,850 92,641 3,526 1,200 6,350 3,200 2,400
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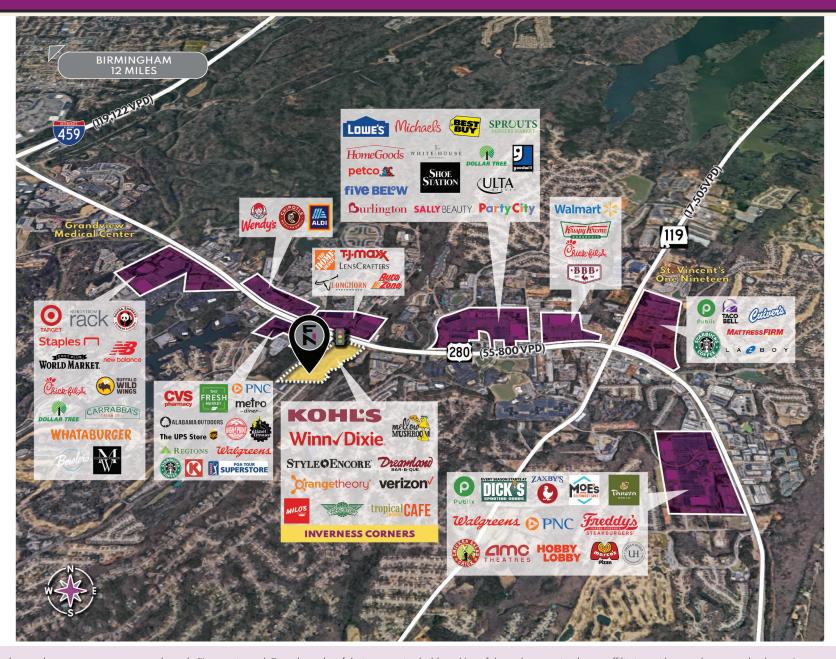
 $\blacksquare$  Available  $\square$  Available soon  $\blacksquare$  Leased  $\square$  Nap (Not a Part)



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