

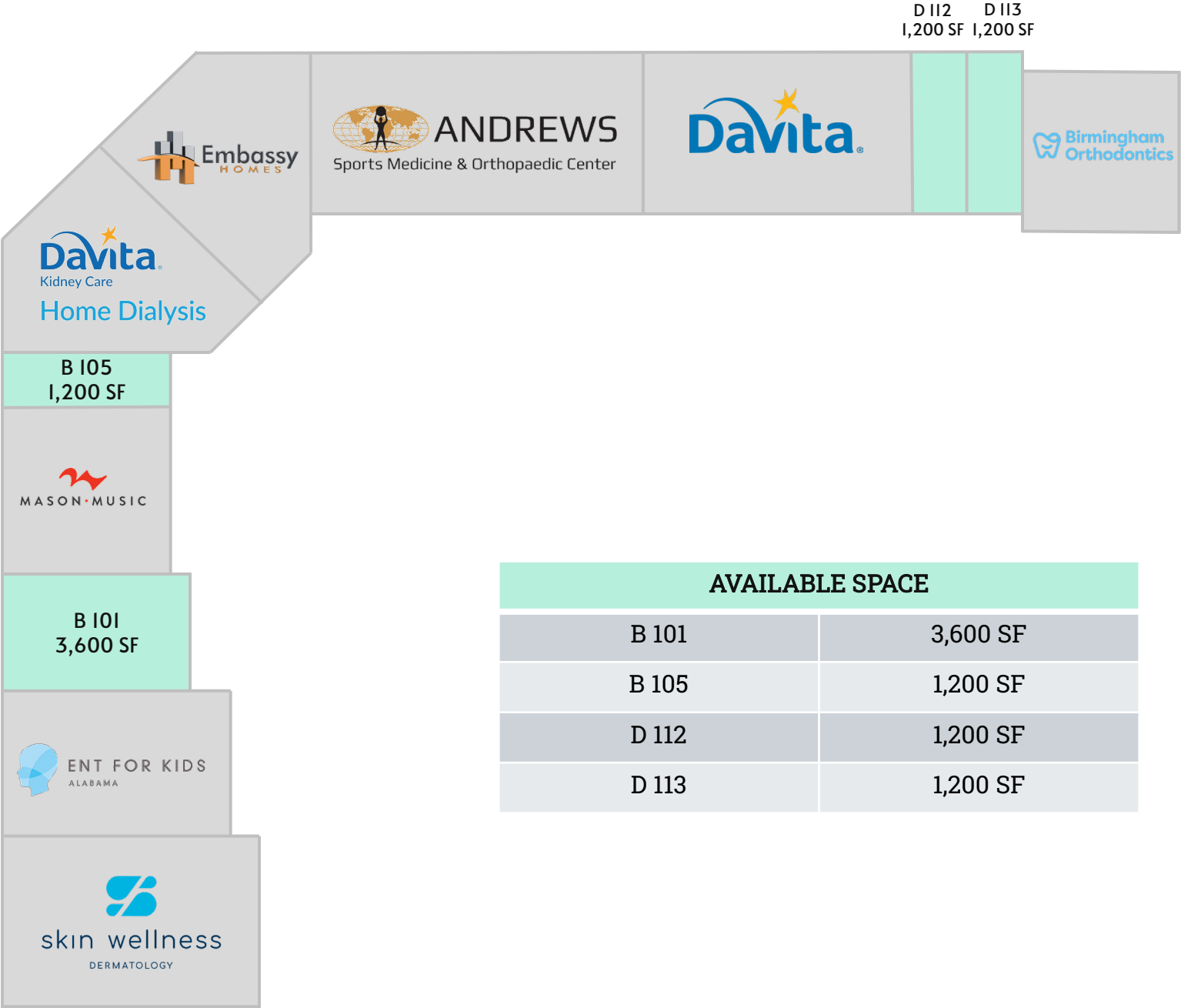
HIGHWAY 280 MEDICAL SPACE

The Crossroads at Greystone
5406 Highway 280
Hoover, AL 35242



SIZE: 1,200 – 3,600 SF
RATE: Call for Pricing

THE CROSSROADS AT GREYSTONE SITE PLAN



D 112 D 113
1,200 SF 1,200 SF

Embassy
HOMES

ANDREWS
Sports Medicine & Orthopaedic Center

Davita

Birmingham
Orthodontics

Davita
Kidney Care
Home Dialysis

B 105
1,200 SF

MASON MUSIC

B 101
3,600 SF

ENT FOR KIDS
ALABAMA

skin wellness
DERMATOLOGY

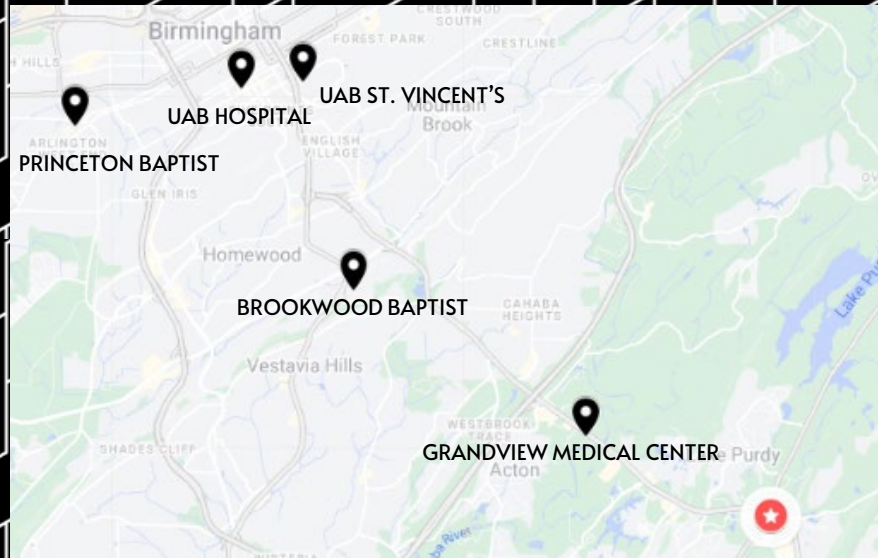
Join Andrews Sports Medicine, Skin Wellness Dermatology, ENT for Kids, and Birmingham Orthodontics, in this premier medical location on Highway 280.

The Crossroads at Greystone offers a convenient, neighborhood center setting for your next location. Building signage and ample parking in a drive-up setting provides an easy experience for patients and visitors.

Multiple suite sizes are available and build out packages can be customized to your exact layout needs.

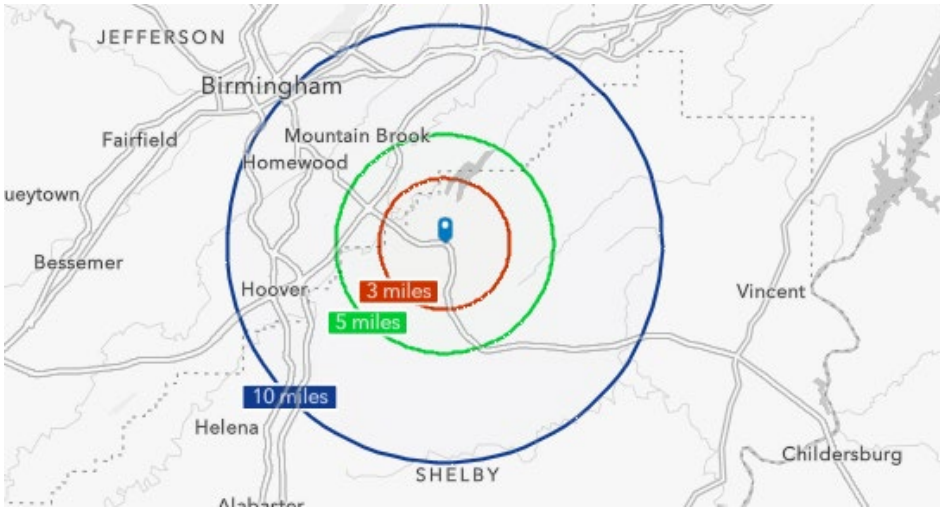
PROPERTY HIGHLIGHTS

- 85,500 vehicles per day on Highway 280
- 18,800 vehicles per day on Highway 119 (Cahaba Valley Road)
- Excellent signage (building and monument)
- Drive up parking for a convenient patient experience
- Multiple ingress/egress points and traffic light access to Highway 280
- Convenient to Birmingham's major neighborhoods: Inverness, Meadowbrook, Greystone and continued growth down Highway 280



DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	41,932	79,457	301,320
Housing Units	17,674	33,543	125,514
Average Household Income	\$157,797	\$159,443	\$140,422
Annual Household Health Care Spending	\$10,214	\$10,299	\$9,177



HEALTH CARE AND INSURANCE (5 MILES)

Health Care Expenditure

\$4,208
Annual Health Insurance Expenditures

\$2,040
Medical Care

7,122
Medicare Only

3,737
Direct-Purch & Medicare

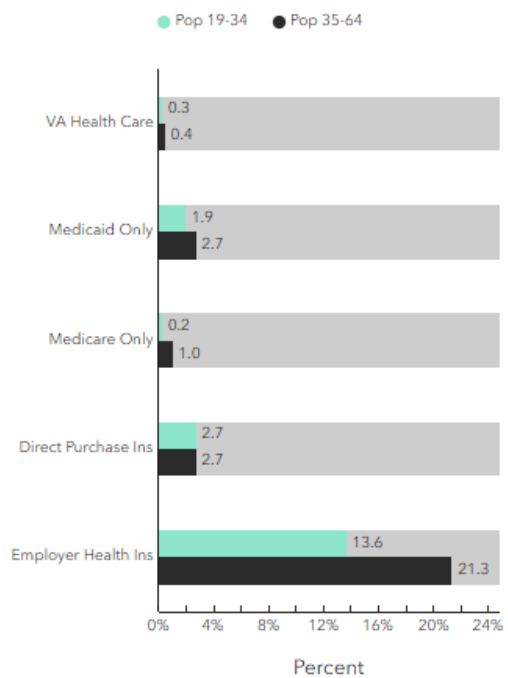
4,359
Employer & Medicare

2,547
Medicare & Medicaid

Health Care (Consumer Spending)

	Annual Expenditure
Blue Cross/Blue Shield	\$1,137.1
Medicare Payments	\$926.7
Physician Services	\$233.2
Dental Services	\$375.1
Eyecare Services	\$76.7
Lab Tests/X-rays	\$64.8
Hospital Room & Hospital Service	\$207.0
Convalescent/Nursing Home Care	\$31.6

Health Insurance Coverage (ACS)





FOR LEASING INFORMATION CONTACT:

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