

104 INVERNESS

104 Inverness Center Parkway
Hoover, AL 35242



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

UP TO ±92,278 SF AVAILABLE

LEASE RATE: \$22.50 PSF



FOR LEASE
OFFICE SPACE

PROPERTY FEATURES

NOTEWORTHY FEATURES

- On-site property management
- No occupational tax
- Exclusive pier overlooking Lake Heather
- Access to Inverness Greenway walking trail
- 24-hour secure key card access
- Fiber optics
- Backup generator

±108,142 SF
TOTAL BUILDING SIZE

3.6 / 1,000 SF
PARKING SPACES
(FREE SURFACE
PARKING)

EXCLUSIVE DECK



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



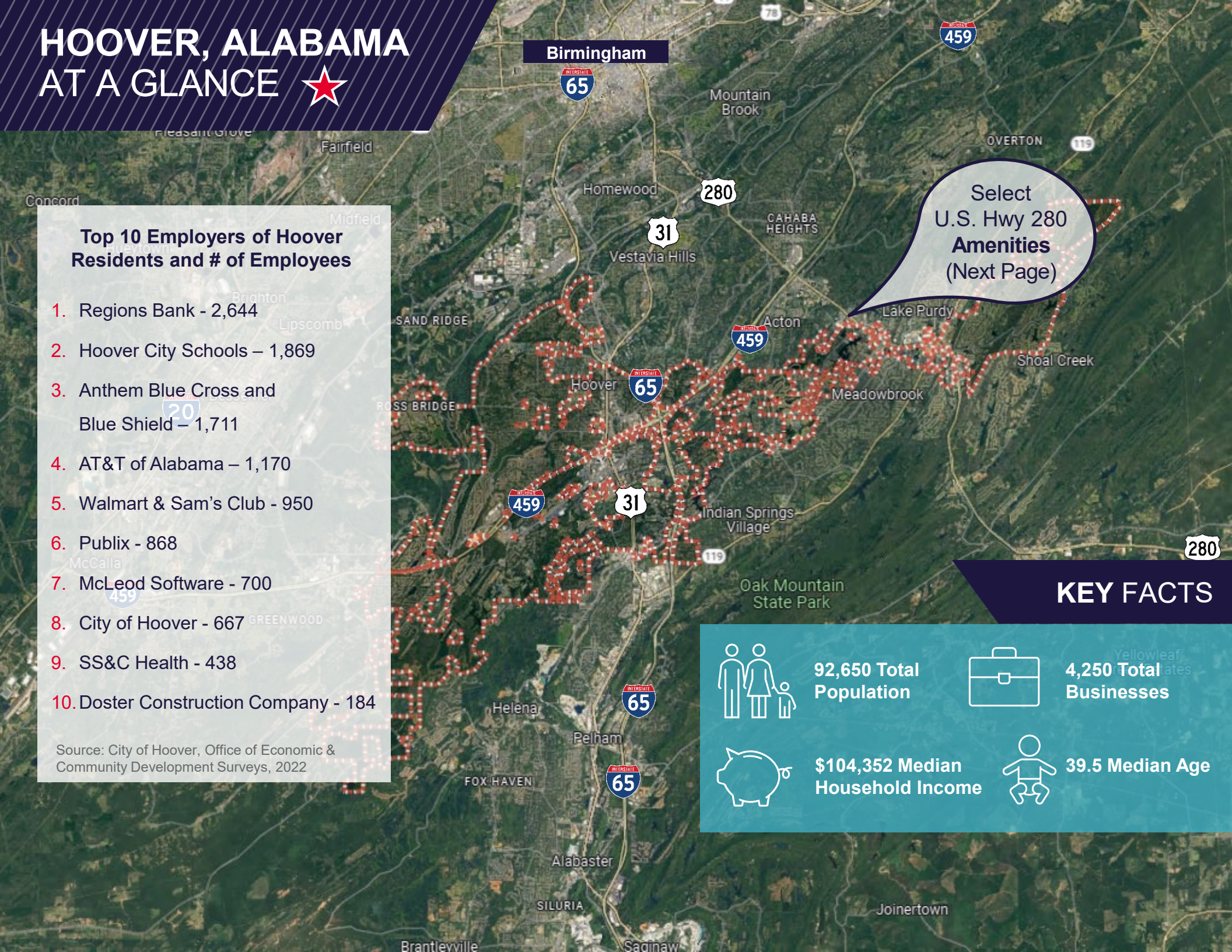
4,250 Total
Businesses



\$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
- CARRABBA'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
- QOxyMed
- bealls
- LET'S PLAY
- BAR

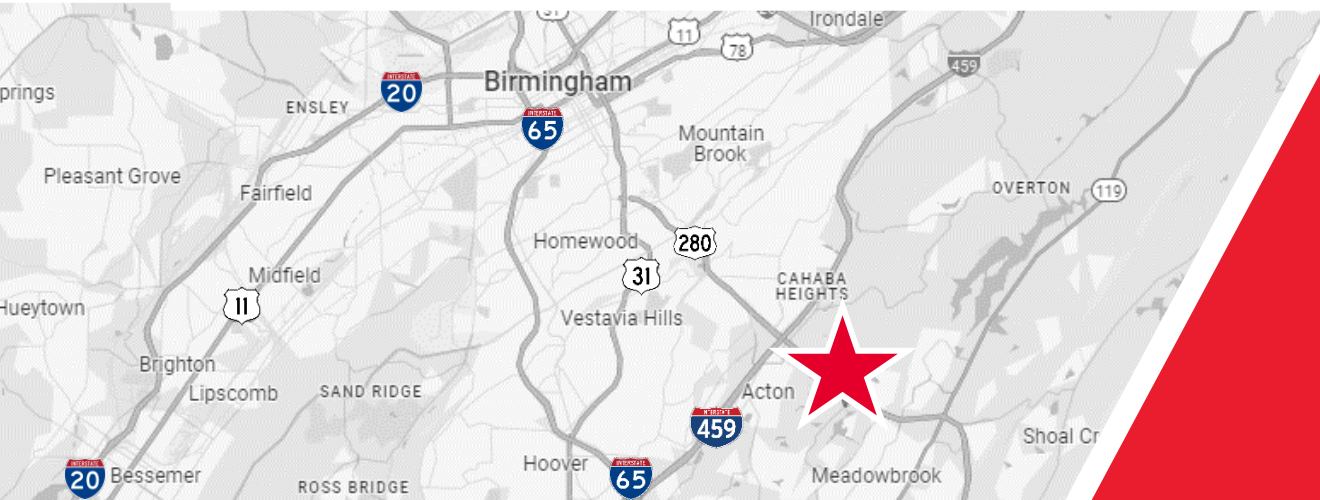
BROOK HIGHLAND PLAZA

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

VILLAGE AT LEE BRANCH

- EAST 69 CAFE
- DICK'S SPORTING GOODS
- GOLF GALAXY
- SUPERCUTS
- HOBBY LOBBY
- ZAXBY'S

PROPERTY AERIAL MAP



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