

FREE-STANDING RETAIL BUILDING WITH PICKUP WINDOW FOR LEASE

264 INVERNESS CENTER DR, BIRMINGHAM, AL 35242



PROPERTY HIGHLIGHTS

- High traffic counts and great visibility
- On the corner of Inverness Center Dr and Valleydale Rd, just off Highway 280
- Adjacent to the proposed BJ's Wholesale Warehouse, an anchored 200,000 SF mixed use development
- Building features a pick-up window
- Ownership will consider a ground lease for the property

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	3,026 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,911	19,471	41,306
Total Population	8,357	44,235	99,747
Average HH Income	\$137,480	\$144,116	\$156,363

Stephanie Hill
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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.



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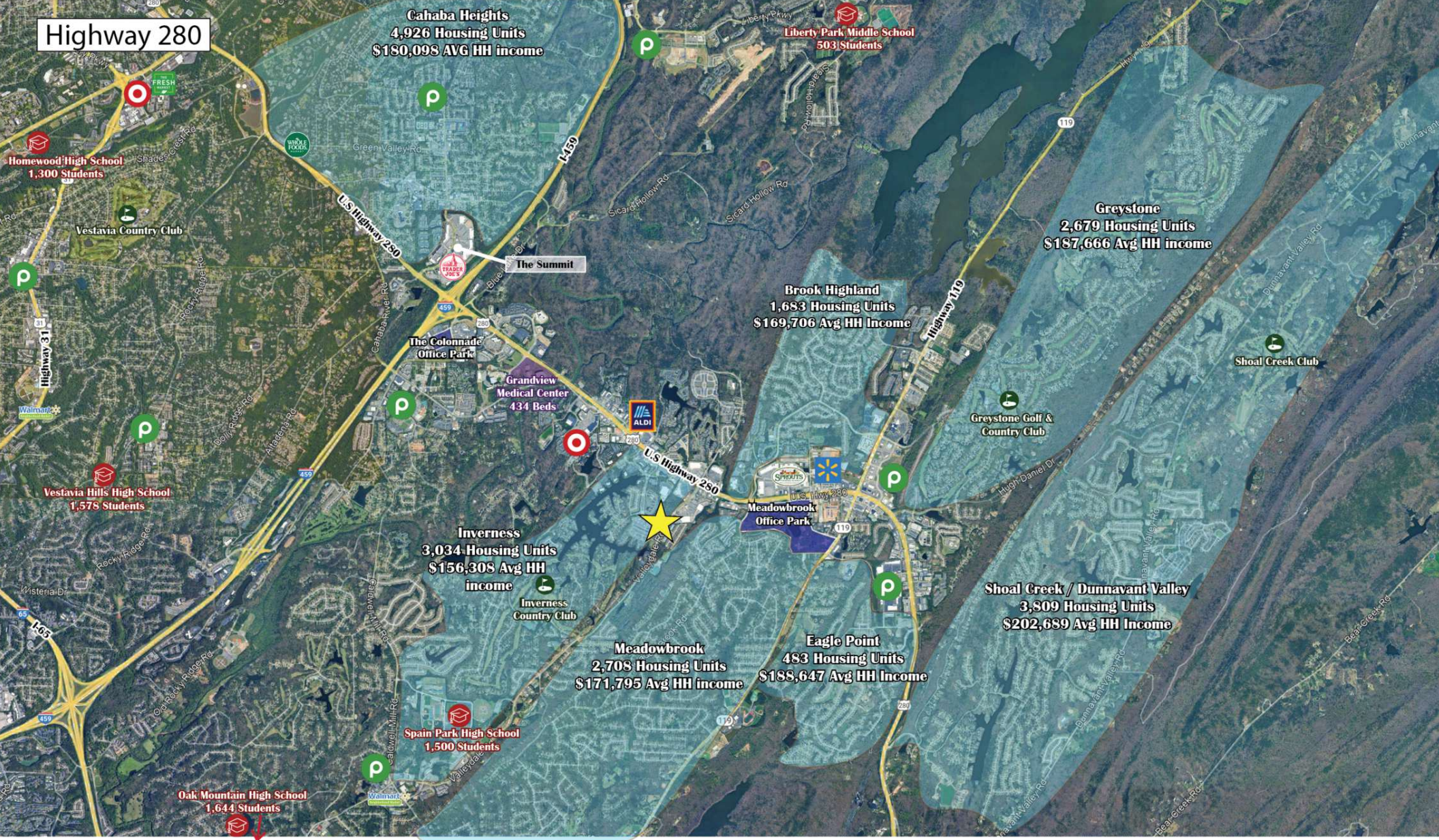
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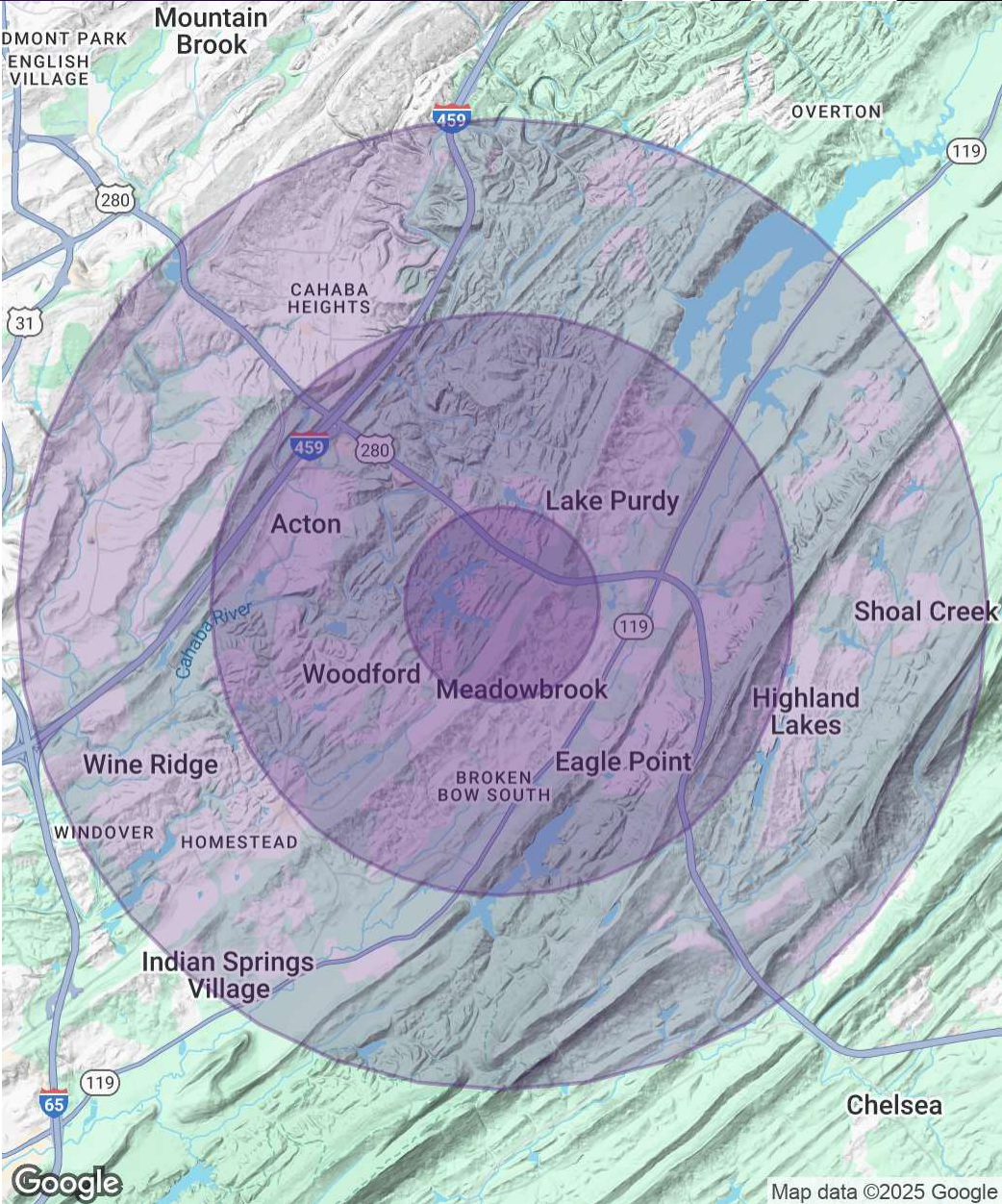
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,357	44,235	99,747
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,911	19,471	41,306
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$137,480	\$144,116	\$156,363
Average House Value	\$448,927	\$491,389	\$546,174

Demographics data derived from AlphaMap



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