

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 |
| Lot Size | 0.79 Acres |

| 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
Blake Crowe

Director
Office Division Director

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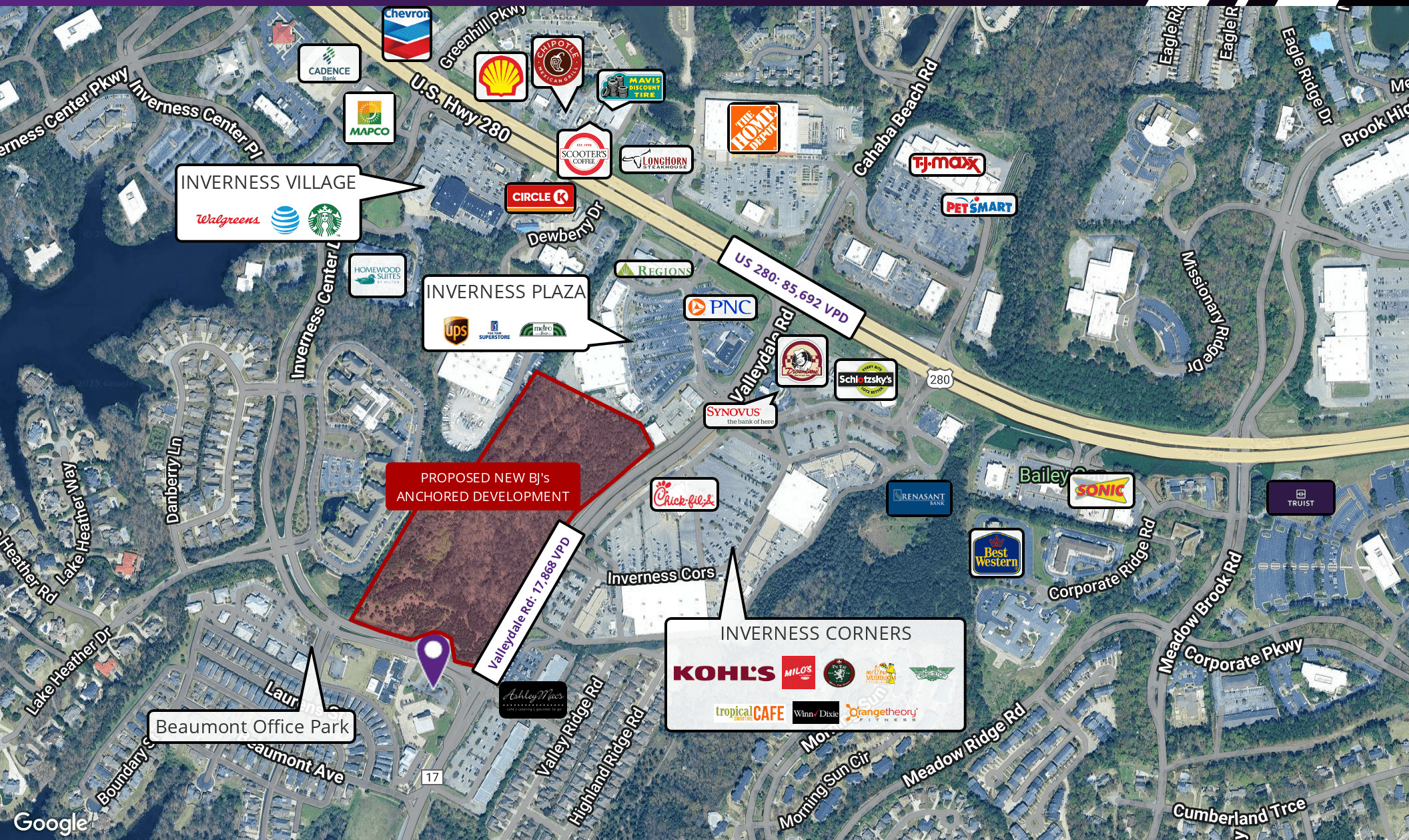
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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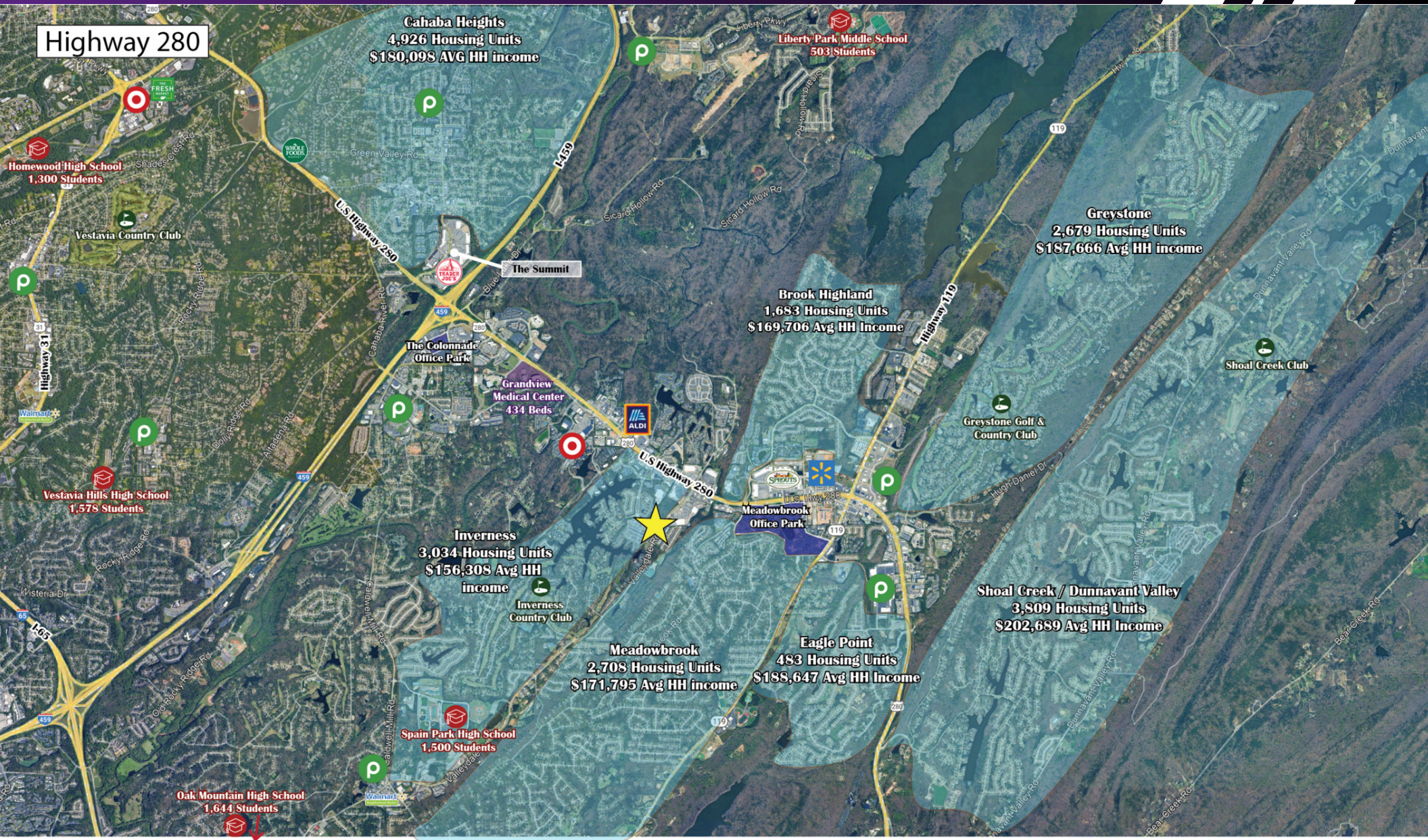
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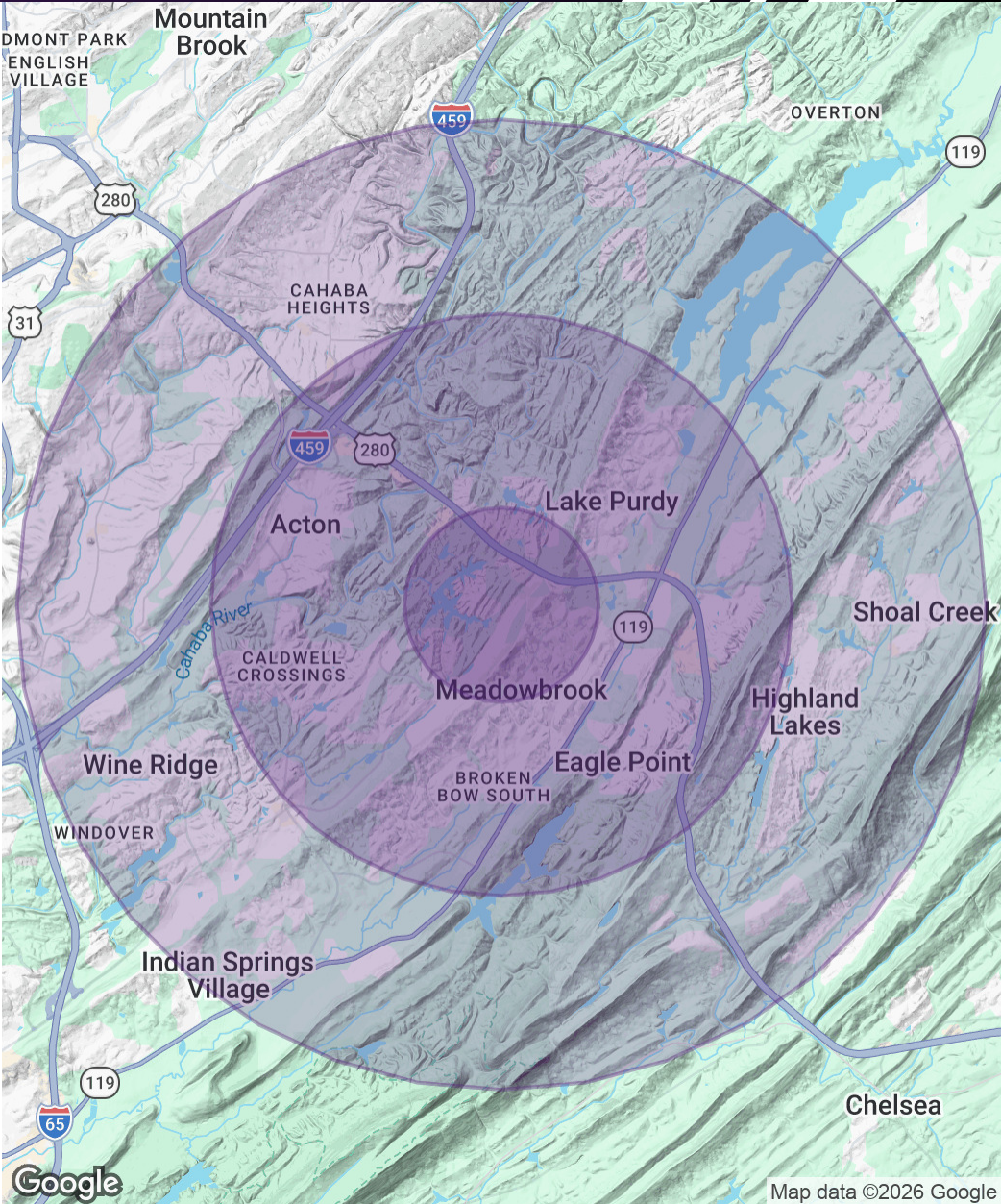
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,357 | 44,235 | 99,747 |
| Average Age | 40 | 41 | 42 |
| Average Age (Male) | 39 | 40 | 41 |
| Average Age (Female) | 41 | 42 |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