

[LINK TO VIDEO](#)



FOR SALE SHOPS AT GREYSTONE

5403 US-280, BIRMINGHAM, ALABAMA 35242



retail SPECIALISTS

CONFIDENTIALITY STATEMENT

All contents in this proposal are strictly confidential and are shared with the understanding that they will be held in confidence and not disclosed to third parties without the prior consent of Retail Specialists, LLC.



BIRMINGHAM OVERVIEW

The City of Birmingham, Alabama, is the largest city in the state with a metro population of approximately 1,128,000. The metro area spans amongst five counties: Jefferson, Shelby, Blount, St. Clair, and Walker Counties. Nestled at the foothills of the Appalachian Mountains at the cross-section of two major railroads, the city was once the primary industrial center of the southern United States. At the height of the nation's manufacturing age, the city grew so fast in population, it was called the "Magic City."

Today, Birmingham has transformed itself into a medical research, banking and service-based economy, making it one of the nation's most livable cities with a vibrant downtown, a burgeoning loft community, a world-class culinary scene and more green space per capita than any other city in the nation. The largest employers in the MSA are the University of Alabama at Birmingham Hospital System and University, Regions, AT&T, Jefferson County Public Schools, and St. Vincent's Health System. Birmingham, the county seat, is one of 33 separately incorporated municipalities in Jefferson County.



Birmingham is home to Railroad Park, a 19-acre, national award-winning park, that brings thousands to downtown Birmingham and surrounding areas throughout the year. The park hosts concerts, private events, has exercise areas and seasonal activities. Birmingham is also home to the Birmingham Barons, a minor league baseball team (Chicago White Sox), that play at Regions Field in Downtown Birmingham. The city as a whole is getting much national attention and will be the host of the 2021 World Games, with multiple athletes and attendees from around the world.

OFFERING SUMMARY

EXECUTIVE SUMMARY

Shops at Greystone Overview:

The Shops at Greystone Shopping Center is a 9,750 SF retail center situated on 1.22 acres on US-280, one of Birmingham's most active retail corridors. The center is 100% leased and selling at \$3,236,800 with a 6% CAP rate.

Located in Inverness, Birmingham at the intersection of US-280 and Hwy 119, the shopping center has excellent visibility (60,270 VPD - ALDOT) and sits at the main entrance to the proposed 75-acre Tattersall Park commercial, office and residential development. US-280 is a main commuter route to/ from downtown Birmingham and the Inverness corridor boasts a daytime employee population of 48,341 within five miles of the center. Located just 3.3 miles from the subject center is Grandview Medical Center, a brand new 372-bed tertiary care hospital that services the Birmingham MSA.

The Greystone/Inverness corridor also boasts some of the city's highest income areas with a 5-mile average HH income of \$115,315 and over 29,300 households in the area. Retailers in the Inverness market include The Fresh Market, Publix, Lowe's, Walmart Supercenter, Sprouts, Dick's Sporting Goods, TJ Maxx, Hobby Lobby, HomeGoods and more, with The Shops at Greystone in the center of them all.

Retail Specialists, LLC is pleased to present Shops at Greystone:

| | | |
|------------------------------|--------------------|--|
| Name | Shops at Greystone | |
| Address | 5403 US-280 | |
| Market | Birmingham, AL | |
| Tenants | SF | |
| Servis First Bank | 2,250 | |
| Sleep Outfitters | 4,500 | |
| Champion Cleaners | 3,000 | |
| Total Offering GLA | 9,750 SF | |
| Total Land Size | 1.22 AC | |
| Occupancy | 100% | |
| NOI | \$ 194,208 | |
| Asking Price (6% CAP) | \$ 3,236,800 | |

SITE AERIAL



NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NO LIABILITY FOR ERROR OR OMISSIONS.

CONFIDENTIALITY AGREEMENT

Shops at Greystone Shopping Center - 5403 US-280, BIRMINGHAM, ALABAMA 35242

CONFIDENTIALITY AGREEMENT (the "Agreement") by and between RAEM ALABAMA, LLC, LLC (the "Disclosing Party") and _____ (the "Receiving Party").

1. Evaluation Material, Representatives

The Receiving Party is considering a possible transaction with the Disclosing Party for the acquisition of real estate owned and operated by the Disclosing Party (the "Transaction"), and, to assist the Receiving Party in evaluating the Transaction, the Disclosing Party is prepared to make available to the Receiving Party certain materials relating to the Transaction, including, but not limited to, rent rolls, title information and leasing information (the "Evaluation Material"). As a condition to the Evaluation Material being furnished to the Receiving Party and its directors, officers, partners, employees, agents, advisors, attorneys, accountants, consultants, bankers, and financial advisors (collectively, "Representatives"), the Receiving Party agrees to treat the Evaluation Material in accordance with the provisions of this Agreement.

2. Excluded Information

The Evaluation Material shall not include information that: (i) is or becomes publicly available other than as a result of acts by the Receiving Party in breach of this Agreement; (ii) is in the Receiving Party's possession before disclosure by the Disclosing Party or is independently derived by the Receiving Party without the aid, application, or use of the Evaluation Material; (iii) is disclosed to the Receiving Party by a third party on a non-confidential basis; or (iv) must be disclosed by law pursuant to a court order.

3. Non-Disclosure of Evaluation Material

The Receiving Party and its Representatives shall use the Evaluation Material solely for the purpose of evaluating a possible Transaction between the Disclosing Party and the Receiving Party. The Receiving Party shall keep the Evaluation Material confidential and shall not disclose any of the Evaluation Material in any manner whatsoever; provided, however, that (i) the Receiving Party may make any disclosure of information contained in the Evaluation Material to which the Disclosing Party gives its prior written consent, and (ii) any information contained in the Evaluation Material may be disclosed to the Receiving Party's Representatives who need to know that information for the purpose of evaluating a possible Transaction with the Disclosing Party.

4. Non-Disclosure of Existence of Negotiations

Without the prior written consent of the Disclosing Party, or unless required by law, neither the Receiving Party nor its Representatives shall disclose to any other person that it has received the Evaluation Material. Without the prior written consent of the other party, none of the Disclosing Party, the Receiving Party, or their Representatives shall disclose to any person that discussions or negotiations are taking place between the parties concerning a possible Transaction, including the status of those discussions or negotiations. Party agrees to indemnify and hold Receiving Disclosing Party harmless from any releases of the Evaluation Material in violation of the terms hereof.

5. Return of Evaluation Material

Promptly upon the written request of the Disclosing Party, the Receiving Party will return all copies of the Evaluation Material to the Disclosing Party. All notes, studies, reports, memoranda, and other documents prepared by the Receiving Party or its Representatives that contain or reflect the Evaluation Material shall be destroyed.

6. Subpoena or Court Order

If the Receiving Party or anyone to whom it discloses the Evaluation Material receives a request to disclose all or any part of the Evaluation Material under the terms of a subpoena or other order issued by a court of competent jurisdiction or by a government agency, the Receiving Party shall: (i) promptly notify the Disclosing Party of the existence, terms, and circumstances surrounding such a request; (ii) consult with the Disclosing Party on the advisability of taking steps to resist or narrow that request; (iii) if disclosure of that Evaluation Material is required, furnish only such portion of the Evaluation Material as the Receiving Party is advised by counsel is legally required to be disclosed; and (iv) cooperate with the Disclosing Party, at the Disclosing Party's expense, in its efforts to obtain an order or other reliable assurance that confidential treatment will be accorded to that portion of the Evaluation Material that is required to be disclosed.

7. Definitive Agreement

Unless and until a definitive written agreement between the Disclosing Party and the Receiving Party with respect to the Transaction has been executed and delivered, neither the Disclosing Party nor the Receiving Party will be under any legal obligation of any kind whatsoever with respect to such a Transaction by virtue of this or any other written or oral expression by either of them, or their Representatives except, in the case of this Agreement, for the matters specifically agreed to herein, including any agreement to deal exclusively with each other.

8. Remedies

The Receiving Party acknowledges that if this Agreement is breached, the Disclosing Party could not be made whole by monetary damages. Accordingly, the Disclosing Party shall be entitled to an injunction to prevent breaches of this Agreement, and to an order compelling specific performance of this Agreement.

9. Entire Agreement

This Agreement represents the entire understanding and agreement of the parties hereto and may be modified or waived only by a separate writing expressly so modifying or waiving this Agreement signed by all parties hereto.

10. Term

This Agreement shall expire two (2) years from the date hereof.

11. Captions

The captions contained in this Agreement are for convenience only and shall not affect the construction or interpretation of any provisions of this Agreement.

AGREED and ACCEPTED this _____ day of _____, 2017.

If you are a broker representing a client, please include client information below:

Signature: _____

Print Name: _____

Client Name: _____

Client Address: _____

City/St/Zip: _____

Phone: _____

Fax: _____

E-Mail: _____



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