

# INVERNESS VILLAGE

US Hwy 280 & Inverness Center Dr., Birmingham, AL 35242

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Prime retail space available on Highway 280, located in the bulls eye of the Inverness retail corridor next to Starbucks and Fresh Market. Other retailers in this market include, TJ Maxx, Home Depot, Kohl's, PetSmart, and Planet Fitness.



## EXCLUSIVE AGENT(S)

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## PROPERTY HIGHLIGHTS

- Fully built-out restaurant of 4,860 SF end cap available
- 2,360 SF inline space available
- Visibility to over 80,000 cars per day on the going home side of the highway
- Easy access with a right in and right out and access to the traffic light on Highway 280
- Call for more information

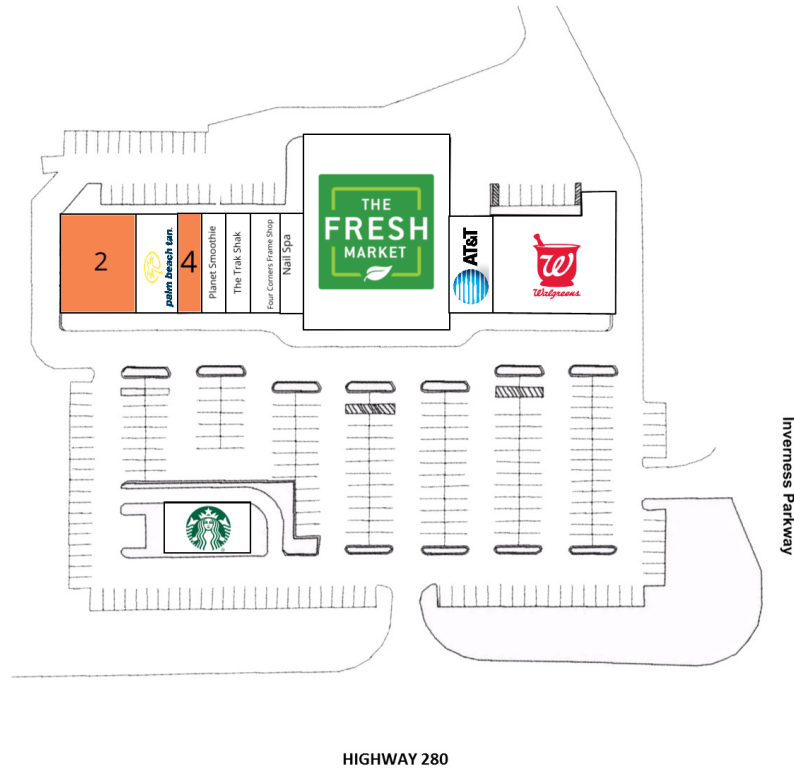
## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	41,709	92,959	181,962
DAYTIME POPULATION	46,634	92,805	203,881
HOUSEHOLDS	18,535	38,128	74,195
AVERAGE HH INCOME	\$107,134	\$131,951	\$127,377

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Starbucks Coffee	1,650 SF	7	Four Corners Frame Shop	2,005 SF
2	Available	4,680 SF	8	Nail Spa	1,605 SF
3	Palm Beach Tan	2,807 SF	9	Fresh Market	20,090 SF
4	Available	2,360 SF	10	AT&T	2,800 SF
5	Planet Smoothie	840 SF	11	Walgreens	14,550 SF
6	The Trak Shak	1,600 SF			

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