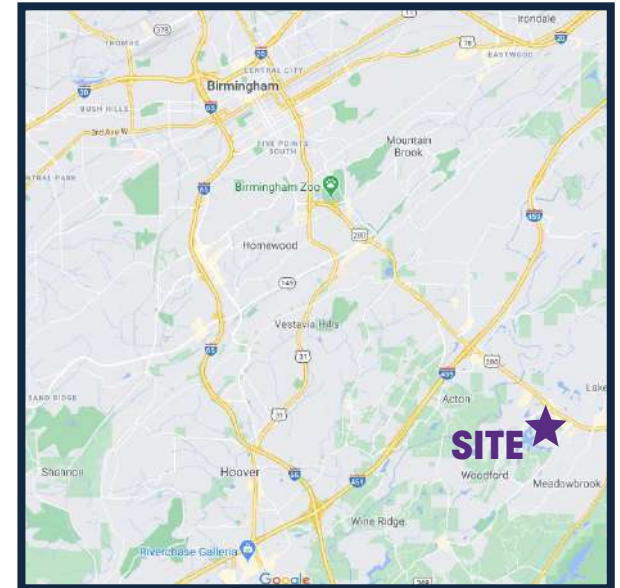




# INVERNESS CORNERS SHOPPING CENTER

500 Inverness Corners,  
Birmingham, AL 35242



## SPACES FOR LEASE

- ▶ 242,635 SF retail center at the corner of Valleydale Road and Highway 280
- ▶ Anchors: Kohl's and Winn Dixie
- ▶ Center sees on average of 400,300 customers each year with an annual visit of 1,390,000
- ▶ Traffic Counts:
  - ▶ Highway 280: 78,524 VPD
  - ▶ Valleydale Road: 18,843

## CALL FOR PRICING

- ▶ Space Available: 880 SF - 4,635 SF
  - ▶ Fully built-out restaurant space available
  - ▶ See site plan for space details

Demographics	1 Mile	3 Miles	5 Miles
Population	7,376	39,818	89,452
Daytime Pop.	10,138	44,704	94,692
Avg. HHI	\$79,783	\$109,020	\$133,148



**BRANCH**  
PROPERTIES, LLC

**ALYSSA WATERS**  
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205.271.7250

**RICHARD WILES**  
rwiles@branchprop.com  
404.832.8924







# OVERVIEW

# AERIALS

# SITE PLAN

# PHOTOS

# DEMOS

TENANT LEGEND		
SUITE	TENANT	SQ. FT.
0020	Synovus	
0010	Dreamland BBQ	
0040	Schlitzsky's Deli	
0030	Verizon Wireless	6,872
0060	Fresenius Kidney Care	
OP-1	Outparcel	
110 / 120	Re/Max	4,800
140	AVAILABLE	1,200
150	AVAILABLE	1,000
160	Manpower Staffing	1,160
210 / 220	Orangetheory Fitness	3,004
310	AVAILABLE	3,504
340	Kobe Japanese Steakhouse	5,400
410	Mathnasium	1,197
420	Chiropractic Today	1,800
430	AVAILABLE	880
440	M & M Jewelers	1,424
450	Gameday Style	1,755
500	Winn Dixie	54,000
610	Pure Barre 280	1,600
620	The Male Room	1,600
640	Style Encore	4,000
650	MD Wellness	1,600
710	Sola Salon	5,400
740	Susan's Hallmark Shop	4,000
810	On Tap Sports Café	4,850
830	Wingstop	3,200
850	H&R Block	1,600
910	AVAILABLE	1,462
920	Mellow Mushroom	5,287
940	AVAILABLE	1,349
950	AVAILABLE	4,635
1030	Nail Star	1,860
1040	The Sewing Room	2,850
1100	Kohl's	92,641
1210	Milo's	3,526
1230	Enterprise Rent-A-Car	1,200
1250	UAB	6,350
1340	AVAILABLE	3,200
1350	Tropical Smoothie	2,400
TOTAL		242,606



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.

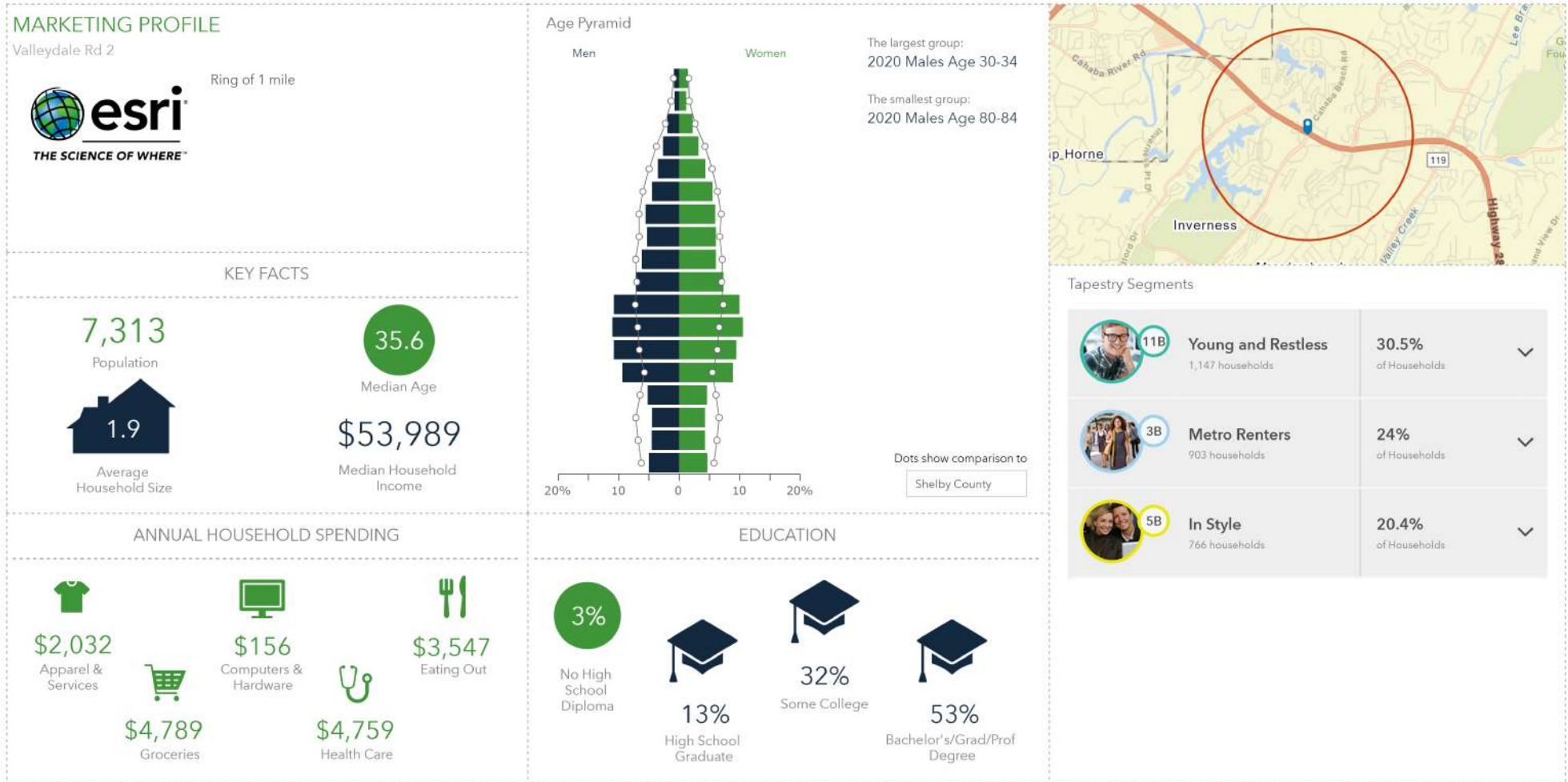


**OVERVIEW****AERIALS****SITE PLAN****PHOTOS****DEMOS**

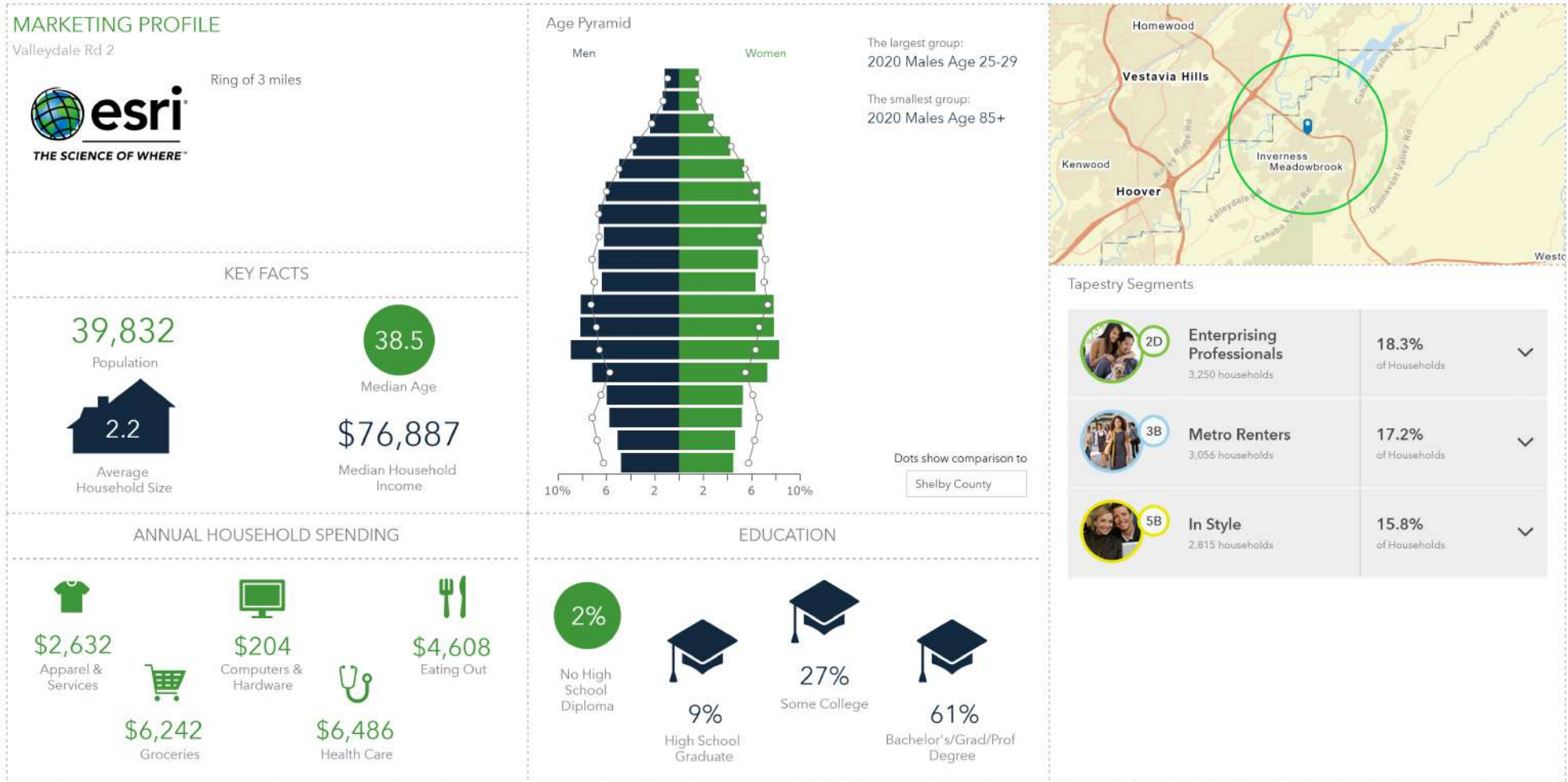
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# 1 MILE RADIUS DEMOGRAPHICS



## 3 MILE RADIUS DEMOGRAPHICS



## 5 MILE RADIUS DEMOGRAPHICS

