

INVESTMENT HIGHLIGHTS | BROOK HIGHLAND PLAZA

Nationally and Regionally Dominant Retail Center

Brook Highland Plaza is one of the most dominant retail centers in Birmingham and benefits from a trade area that expands over 30 Miles to the East and over 10 Miles to the West into downtown Birmingham.

Value Enhancement

Brook Highland Plaza features a unique value-add opportunity as the shopping center is currently 98% leased, allowing FNRP to lease 3 available units totaling 11,650 square feet.



LEASE-UP OPPORTUNITY OF 11,650 SF



FNRP 360™

National Tenant Network.

Highly-Talented In-House Leasing Team.

A World-Class Operating Platform.

[LEARN MORE](#)

Brook Highland Plaza

3.19M

Annual Visitors

#2

Most Visited Shopping Center Along The US-280 Corridor

63 Minutes

Average Length of Stay Per Visit

91ST Percentile

Most Visited Shopping Center in the US

62%

of Customers Live Within a 10-Mile Radius of Brook Highland Plaza

National Tenant Line-Up

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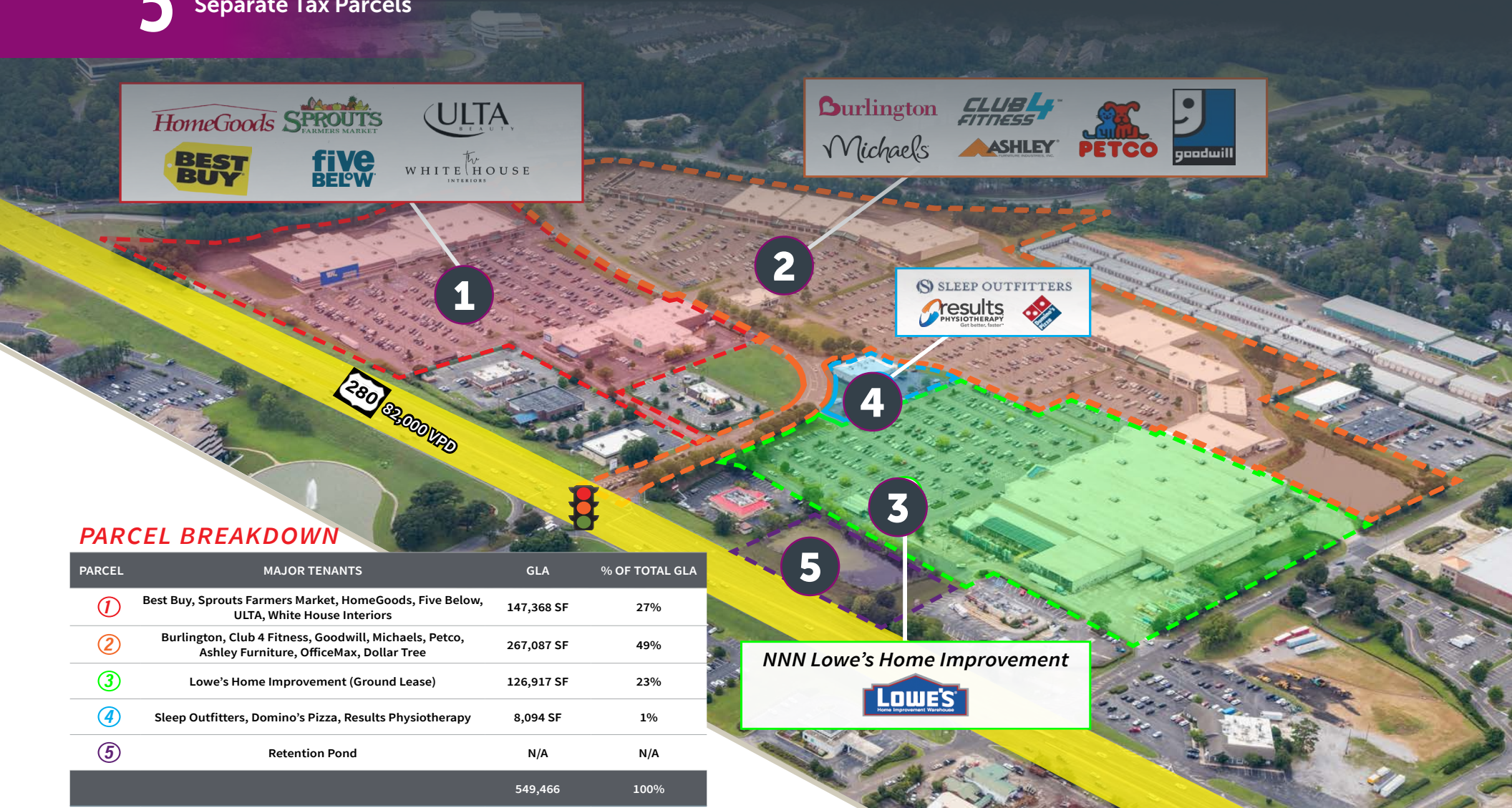
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BIRMINGHAM, AL | BROOK HIGHLAND PLAZA

PARCEL BREAKDOWN | BROOK HIGHLAND PLAZA

Brook Highland Plaza currently operates on 5 separate tax parcels, providing disposition optionality for FNRP.

5 Separate Tax Parcels



HIGHLY SOUGHT AFTER BIRMINGHAM SUBMARKET | BROOK HIGHLAND PLAZA

Brook Highland Plaza is located in the affluent Meadowbrook submarket along the US-280 corridor - one of the most heavily traveled arteries in Birmingham and the gateway to the most affluent neighborhoods in the MSA.

Luxurious Residential Market

25
Home Sales over
\$1,000,000 over the Past
36 Months
(5-Mile Radius)

\$570K+
Average Sold Price of All
Homes over the Past 36
Months

Top Tier School System

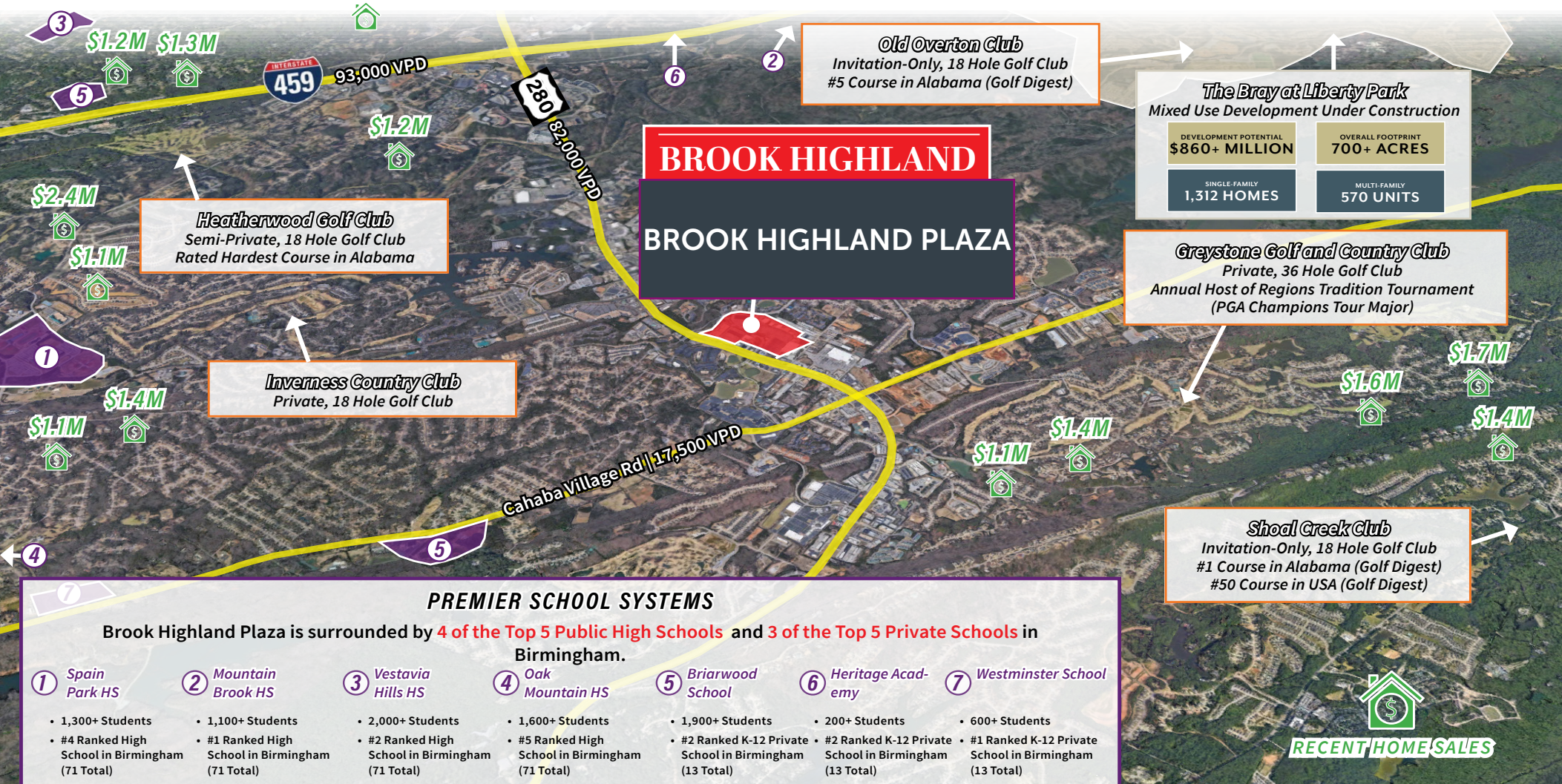
4 OF THE TOP 5
PUBLIC HIGH SCHOOLS IN
BIRMINGHAM
(5 MILE RADIUS)

3 OF THE TOP 5
PRIVATE K-12 SCHOOLS IN
BIRMINGHAM
(5 MILE RADIUS)

Super-Regional Access

459 93,000 VPD
280 82,000 VPD

Brook Highland Plaza has direct access from US-280 and is located within 3.5 miles of I-459, providing **DIRECT ACCESS TO BIRMINGHAM AND SURROUNDING SUBMARKETS.**



MARKET OVERVIEW | BROOK HIGHLAND PLAZA

Birmingham MSA Fast Facts

TOP 50 METRO IN U.S

A Top 50 Metro in the U.S with a population of approximately 1.2 million and a growth rate of over 10% since 2000.

HIGHER EDUCATION

A Top 50 Metro in the U.S with a population of approximately 1.2 million and a growth rate of over 10% since 2000.

20 HOSPITALS

Healthcare hub with over 20 hospitals - 4 of which are top employers in the area.

5 MAJOR HIGHWAYS

Five major interstate highways passing through Downtown: I-20, I-65, I-59, I-22, and I-459.

LOW COST OF LIVING

One of the lowest costs of living in the top 50 U.S. Metros - contributing to Birmingham's employment growth.

INTERNATIONAL AIRPORT

Birmingham – Shuttlesworth International Airport has over 300 aircraft operations daily, over 130 flights daily to 43 airports in 40 cities.



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BIRMINGHAM, AL | BROOK HIGHLAND PLAZA

BIRMINGHAM, ALABAMA | BROOK HIGHLAND PLAZA



#1 Affordable City
(Forbes)



Top 10 Housing Market
(Owners.com)



Top 5 Tech Hubs
Up & Coming Tech Hotspots



#1 Place to Retire
Cheapest Place to Retire
(CNBC)

BIRMINGHAM, ALABAMA | BROOK HIGHLAND PLAZA

Location Advantage

The Birmingham-Hoover MSA is centrally located in Alabama, and can be conveniently accessed throughout the southeast by one of five interstates (I-20, I-65, I-59, I-22, and I-459). The MSA has a population close to 1.2 Million people and has grown nearly 10% since 2000. Additionally, the MSA benefits from proximity to the Southeast's most major markets: Atlanta, GA – 153 mi, Nashville, TN – 198 mi, Memphis, TN – 244 mi, Mobile, AL – 250 mi, New Orleans, LA – 344 mi.

Economy

Birmingham has seen a rise in new opportunities in the area, with over 3,000 new jobs being created within the past year as well as the announcement of more than \$370 Million in infrastructure improvements to spur new growth. Much of the city's growth is attributed to the existing strength of the diverse set of economic drivers, the low cost of doing business in the area and the city's sophisticated transportation infrastructure. Given the COVID-19 Virus, Birmingham's unemployment rate is currently 3.8% (Nov-20), which is significantly lower than the national average of 6.7%. Birmingham's economic strength and growth is reflected in the following sample of businesses/industries that have announced recent expansions/investments to the area: Kamtec (\$530 Million investment/354 new jobs), Birmingham Children's Hospital (\$570 Million expansion/760,000 SF).

Manufacturing

Birmingham's manufacturing industry employs nearly 8,000 people and contains two of the area's top ten employers. Birmingham is a key player in metals manufacturing especially with the increasing demand for Birmingham steel. This industry is experiencing high growth, and Birmingham has benefited directly as seen by US Steel Corp's new \$230 Million electric arc furnace, which was installed in 2016.

Centrally Located

conveniently accessed throughout the southeast by one of five interstates I-20, I-65, I-59, I-22, and I-459.

3,000 New Jobs

Within the past year

Diversified & Balanced Economy



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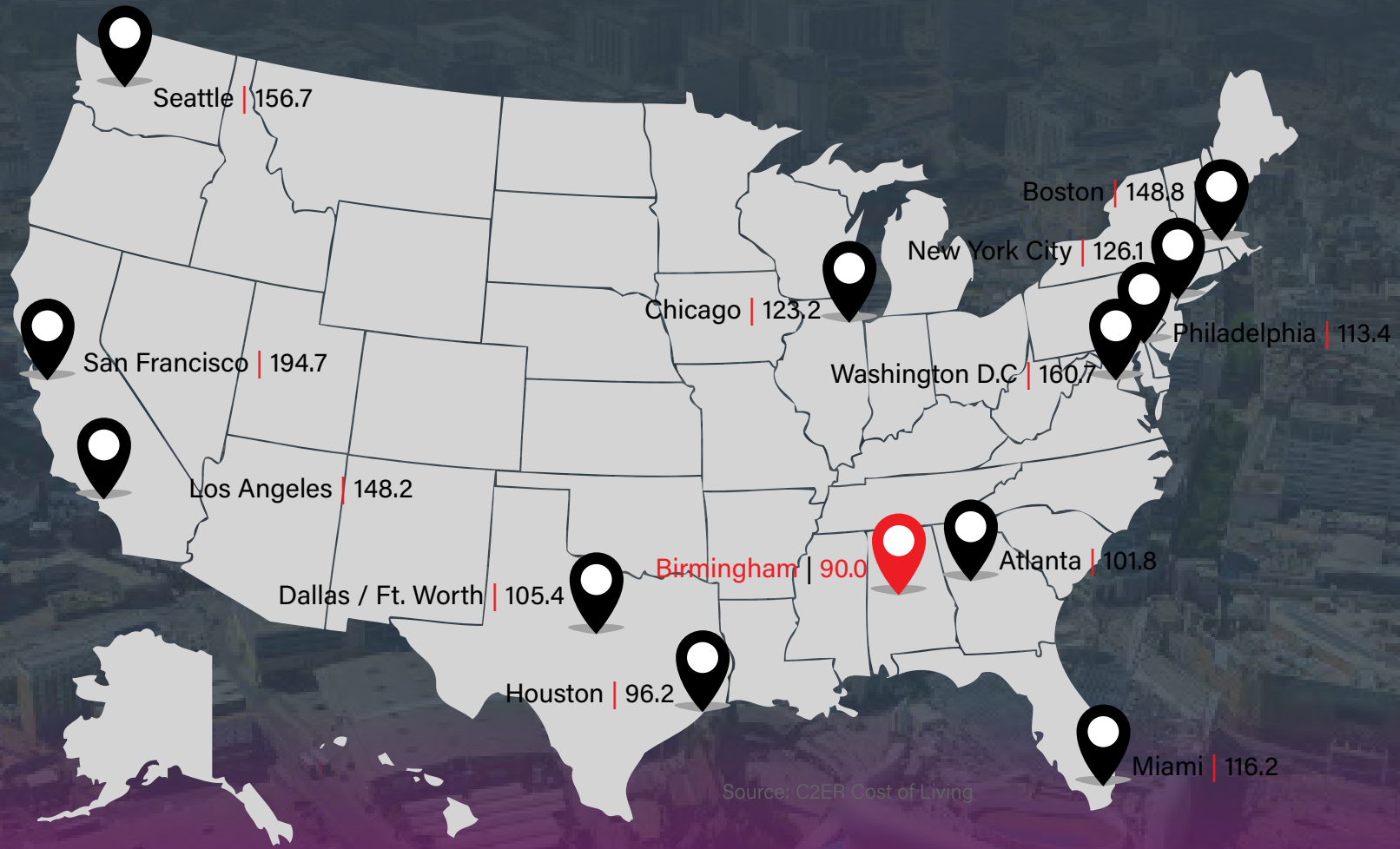
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BIRMINGHAM, AL | BROOK HIGHLAND PLAZA

HIGHLY SUSTAINABLE COST OF LIVING | BROOK HIGHLAND PLAZA

Most Affordable City

Birmingham is one of the most affordable cities in the nation, with the cost of living well below the national average. Companies and employees will continue to move and reside in Birmingham as the cost of doing business is significantly less than other major metros around the country.



MAJOR EMPLOYMENT HUB | BROOK HIGHLAND PLAZA

Healthcare

Birmingham acts as a healthcare hub for central Alabama, houses over 20 hospitals, and contains four of the top ten employers in the area. Birmingham's healthcare offerings are expanding with the addition of Medical West Hospital, a 200-bed facility and affiliate of the UAB Health System. University of Alabama at Birmingham, home to the third largest public hospital in the United States (UAB Hospital), plays a vital healthcare role due to research and funding from the National Institute of Health and receives over \$600M a year for research. Additionally, Southern Research Institute, headquartered in Birmingham, is also a major player and has seven FDA approved drugs on the market as well as eighteen more compounds currently being developed and going through clinical trials.

Jefferson County - Top Employers

Employer	Total Employees
The University of Alabama at Birmingham	23,000
Regions Financial	9,000
St. Vincent's Health System	5,100
Children's Health System	5,000
AT&T	4,517
Honda Manufacturing of Alabama, LLC	4,500
Baptist Health Systems	4,459
Jefferson County Board of Education	4,400
City of Birmingham	4,200
Mercedes Benz U.S. International, Inc.	3,600
Blue Cross-Blue Shield Alabama	3,100
Alabama Power Company	3,092



EDUCATION | BROOK HIGHLAND PLAZA

Education

Higher education employs nearly 25,000 in the metropolitan area. Seven universities and colleges, seven community/junior colleges, five degree-granting technical schools, three law schools, and the UAB medical, dental, and other specialized schools offer multiple educational opportunities to the area's work force. As the area's largest employer, the University of Alabama at Birmingham contributes to the economic impact of higher education with its 23,000+ employees, total annual budget of \$957.5 million and 22,000 students. It offers 140 programs within 12 academic divisions. The University of Alabama at Birmingham's annual economic impact has grown to \$7.15 billion a year. UAB now directly employs more than 23,000 and supports more than 64,000 jobs — one of every 31 in Alabama. Samford University, was founded in 1841 and is the 87th-oldest institution of higher learning in the United States. The private university offers 32 graduate and undergraduate degrees with 97% of students employed or enrolled in graduate schools within six months of graduation. Samford currently enrolls approximately 6,000 students with the campus expanding over 200 acres in a suburban community right outside downtown Birmingham. The Wall Street Journal named Samford as the top-ranked university in Alabama.

Economic Impact Among Universities



\$7.1B

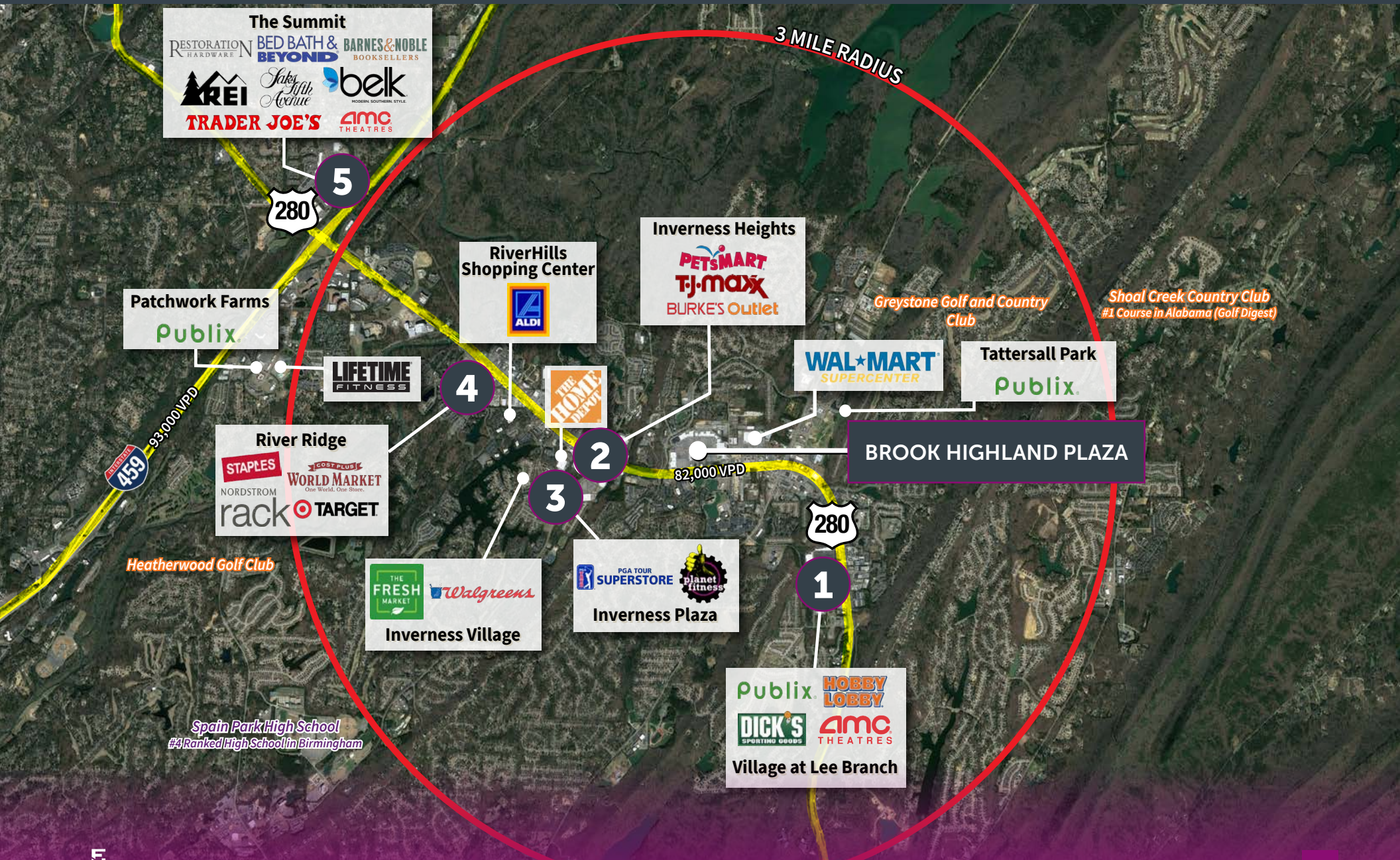
University of Alabama Birmingham



\$425M

University of Alabama Birmingham

US-280 RETAIL CORRIDOR OVERVIEW | BROOK HIGHLAND PLAZA



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