

# LOCATION | INVERNESS CORNERS

**GREYSTONE  
COUNTRY CLUB**  
\$1 MILLION+ HOMES

**INVERNESS  
CORNERS**

**KOHL'S**

**LAKE HEATHER  
PRIVATE LAKE  
COMMUNITY**  
\$1 MILLION+ HOMES

**Winn✓Dixie**

**NEW OUTPARCEL  
(NOT INCLUDED)**



**PGA TOUR  
SUPERSTORE**



**SYNOVUS**  
Contact Broker  
for Details



**Schlotzsky's**



90,161 VPD  
US-280

16,954 VPD  
Valleydale Rd



# LOCATION HIGHLIGHTS | INVERNESS CORNERS

## MOST AFFLUENT & FASTEST GROWING DEMOS IN ALABAMA

- The center is situated less than 10 minutes from Hoover, Meadowbrook, Trussville, Homewood, & Chelsea, each in the top 10 of Alabama's most affluent suburbs
- Hoover & Trussville experienced the most growth in Alabama over the last decade (Top 5)
- Inverness Corners is surrounded by affluent country club neighborhoods including Greystone, Inverness, Heatherwood, Hoover, and River Chase Country Clubs
  - 5-Mile Average HHI: \$152,350
  - 5-Mile Population: 91,800
  - 5-Mile Population Growth: 6.3%

## STRATEGIC LOCATION | HIGHWAY 280 RETAIL CORRIDOR

- Inverness Corners is ideally located on Birmingham's Highway 280 (90,161 VPD), just 11 Miles from Downtown Birmingham
- It is also located at the intercept point for Valleydale road, the only artery road connecting Meadowbrook & Hoover
- Sits at the heart of a dense retail corridor | 1.8M SF of Retail in a 1-Mile Radius
- Surrounding tenants include Walmart Supercenter, SuperTarget, Home Depot, Lowe's, Hobby Lobby, TJ Maxx, Dick's Sporting Goods, HomeGoods, Academy Sports, and many more
- The Inverness/Medowbrooke submarket is home to the MSA's largest concentration of office space (8.6 million square feet) and state-of-the-art medical center (1 million square feet)

## GRANDVIEW MEDICAL CENTER

- Grandview Medical Center (3-Miles from site) has acted as a major catalyst to the Highway 280 corridor
- Grandview Medical Center is a 434-bed tertiary care hospital that utilizes its 759 employees to provide healthcare services to patients in Birmingham and surrounding communities
- Since its construction in 2015, the hospital has served as the foremost catalyst for new surrounding development
- Since its opening in 2015, this economic centerpiece has sparked various multi-family & residential housing construction within 2 miles of the medical campus
- Additional office, medical office, hospitality, and multi-family developments that have been planned are projected to create 10,000+ jobs and \$400M+ in annual revenue

# BIRMINGHAM, AL | INVERNESS CORNERS



**1,500** Jobs  
**\$325.3** Million



**20** Jobs  
**\$167** Million



**\$80** Million



**200** Jobs  
**\$12.5** Million



**325** Jobs  
**\$268** Million



**200** Jobs  
**\$2.3** Million



**881** Jobs  
**\$10** Million



**75** Jobs  
**\$40** Million



**NEW AMAZON 855,000 SQ FT FULFILLMENT CENTER · BIRMINGHAM, AL**



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BIRMINGHAM, AL | INVERNESS CORNERS

# BIRMINGHAM, AL | INVERNESS CORNERS

**MarketWatch**  
**BIRMINGHAM**  
NAMED ONE OF 5  
PLACES EMERGING  
AS AMERICA'S NEW  
TECH HOTSPOTS  
— April 2019

**BIRMINGHAM**  
NAMED ONE  
OF 10 CITIES  
WHERE GIG  
WORKERS  
CAN FLOURISH  
— June 2018  
**USNews**

**OWNERS.com**  
**BIRMINGHAM** A TOP 10  
HOUSING MARKET FOR  
HOME BUYERS  
— January 2018

**BIRMINGHAM**  
**THE NO. 1 CITY**  
IN THE COUNTRY WHERE YOUR  
PAYCHECK GOES THE FURTHEST  
**trulia**

**BIRMINGHAM NAMED**  
**1 of 10**  
— April 2019  
**Zillow**  
**MOST AFFORDABLE  
MARKETS FOR RENTERS**

**BIRMINGHAM**  
RANKED AS THE  
**#1 CITY** WHERE  
A **DOLLAR**  
STRETCHES THE  
FURTHEST  
**Forbes**

**ADD  
BIRMINGHAM  
TO TECH'S  
GROWING LIST  
OF HUBS** — September 2018  
**BARRON'S**

**INSIDE  
BIRMINGHAM'S  
BID TO BECOME  
THE SOUTHERN  
SILICON VALLEY**  
— August 2018  
**Forbes**

**BIRMINGHAM**  
RANKS AMONG  
BEST CITIES  
FOR **FIRST-TIME  
HOMEBUYERS**  
— February 2019  
**lendingtree**

**BIRMINGHAM IS  
A TOP 25 CITY  
FOR JOBS IN  
2017 AND 2018**  
— October 2018  
**glassdoor**

**BIRMINGHAM HAS  
THE HIGHEST  
CONCENTRATION  
OF HEALTH CARE  
AND TECHNICAL  
JOBS IN ANY OF THE  
TOP 50 MSAs IN  
THE COUNTRY**  
— January 2018  
**ABODO**

**BIRMINGHAM IS BECOMING A  
"MECCA FOR STARTUPS"**  
KEY STATE OF THE NATION — JANUARY 2018  
**ZY**

# AERIAL MAP | INVERNESS CORNERS

# BIRMINGHAM

**UAB**  
**THE UNIVERSITY OF ALABAMA AT BIRMINGHAM**  
 22,563 students

The Country Club of Birmingham

Birmingham-Shuttlesworth International Airport



**Publix**

**TRADER JOE'S**  
**BED BATH & BEYOND** **belk**

**Walmart** **Office DEPOT** **HIBBETT SPORTS**  
**THE HOME DEPOT** **ALDI** **WELLS FARGO** **CAFO** **Starbucks**  
**Burlington** **Bargain Hunt** **Chick-fil&**

**LAKE HEATHER PRIVATE LAKE COMMUNITY**  
 \$1 MILLION+ HOMES

Grandview Medical Center

**TARGET** **NORDSTROM rack** **Holiday Inn**

75,496

**TJ-maxx** **Auto Zone** **PETSMART**

**LOWE'S** **Michaels** **petco**  
**Party City** **HomeGoods**  
**DOLLAR TREE** **BAM! BOOKS-A-MILLION** **SPROUTS** **BEST BUY**

## INVERNESS CORNERS

16,954

Noland Health Services

90,161

**Walmart**

**Chick-fil&** **Krispy Kreme**

18,554

**GREYSTONE COUNTRY CLUB**  
 \$1 MILLION+ HOMES

**BB&T**

**WELLS FARGO**

**TACO BELL**

Greystone Golf & Country Club

17,550

**Publix** **HOBBY LOBBY** **DICK'S SPORTING GOODS**  
**Hampton Inn** **ZAXBY'S** **Moe's southwest grill** **Panera BREAD**  
**FIVE GUYS** **PNC**

**CVS pharmacy**

**Publix**

**WAFFLE HOUSE**

DEMOGRAPHIC SUMMARY	3-MILE	5-MILE	7-MILE
POPULATION	39,739	91,800	163,098
AVG. HOUSEHOLD INCOME	\$136,139	\$152,350	\$145,928
POPULATION GROWTH	5.20%	6.3%	3.93%

# STRATEGIC LOCATION | INVERNESS CORNERS

# BIRMINGHAM

# INVERNESS CORNERS



T.J. Maxx

PETSMART

burkes OUTLET

IRONRIBE FITNESS

LOWE'S Michaels Walmart  
PartyCity HomeGoods BAM!  
DOLLAR TREE petco SPROUTS BEST BUY

Winn/Dixie

KOHL'S

Auto Zone

90,161 VPD  
US-280

PNC

Dreamland BAR-B-QUE

SYNOVUS  
Contact Broker for Details

CVS pharmacy

ALABAMA OUTDOORS

16,954 VPD  
Valleydale Rd

REGIONS

RealtySouth

PGA TOUR SUPERSTORE

planet fitness

# AERIAL MAP | INVERNESS CORNERS



**GRANDVIEW**  
MEDICAL CENTER



**TARGET**



**NORDSTROM**  
rack



**Chick-fil-A**



**Arby's**



**MCDONALDS**



**ALDI**



**SUPERIOR**  
BIRMINGHAM



**EMPIRE**  
RESTAURANT



**THE FRESH**  
MARKET



**Starbucks**



**K**



**LONGHORN**  
STEAKHOUSE



**THE HOME**  
DEPOT



**iStorage**



**Auto**  
Zone



**REGIONS**



**PGA TOUR**  
SUPERSTORE



**PNC**

90,161 VPD  
US-280



**planet**  
fitness



**CVS**  
pharmacy



**ALABAMA**  
OUTDOORS



**RealtySouth**

16,954 VPD  
Valleydale Rd



**Dreamland**  
BAR-B-QUE



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# INVERNESS CORNERS

**Winn-Dixie KOHL'S**



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BIRMINGHAM, AL | INVERNESS CORNERS

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