



CRAWFORD SQUARE
REAL ESTATE ADVISORS



INVERNESS HEIGHTS

5025 - 5037 US Hwy 280 | Birmingham, AL 35242



FEATURED TENANTS



VP | RETAIL SERVICES

ERIK SCHATZ +1(205) 307-5990

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ASSOCIATE | RETAIL SERVICES

PATRICK MASSEY +1(901) 444-1450

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PROPERTY HIGHLIGHTS

- Located at a signalized intersection on the major retail corridor Highway 280 with over 90,000 vehicles per day
- Anchored by TJ Maxx and PetSmart
- Over 780k visits to the center annually
- Ample parking available
- Nearby demand drivers include Grandview Medical Center, Southern Company and Lifetime Fitness

POPULATION

3 mile 43,450
5 mile 95,226
10 mile 341,233

DAYTIME POPULATION

3 mile 53,244
5 mile 103,825
10 mile 467,998

DEMOGRAPHICS



HOUSEHOLDS

3 mile 19,458
5 mile 39,508
10 mile 143,631

AVG HH INCOME (\$)

3 mile 144,444
5 mile 167,033
10 mile 133,544

MED HH INCOME (\$)

3 mile 105,350
5 mile 118,173
10 mile 89,015



31



BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

59

459

20

20

65

20

459

20

BIRMINGHAM

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280



THE SUMMIT

VESTAVIA HILLS

65

31

459



INVERNESS HEIGHTS

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

CHELSEA

280

459

65



N

AREA MAP

Downtown Business District

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
Students: 22,000+

LANE PARKE

Samford University
Students: 5,783

THE SUMMIT

BROOK HIGHLAND

BROOKWOOD VILLAGE

280 STATION

VESTAVIA CITY CENTER

PATCHWORK FARMS

RIVERCHASE GALLERIA

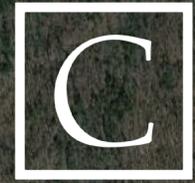
RIVER RIDGE

INVERNESS HEIGHTS MARKET

VILLAGE AT LEE BRANCH

VILLAGE AT LEE BRANCH II

AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Looney Gap



280

384

280



INVERNESS HEIGHTS

BROOK HIGHLAND

- LOWE'S
- Burlington
- petco
- five BELOW
- Michaels
- TWH
- SPROUTS FARMERS MARKET
- HomeGoods
- BEST BUY

RIVER RIDGE

- PAINTED TREE BOUTIQUES
- WORLD MARKET
- Academy SPORTS+OUTDOORS

INVERNESS VILLAGE

- palm beach tan
- AT&T
- Starbucks
- Walgreens

INVERNESS PLAZA

- The UPS Store
- PGA TOUR SUPERSTORE
- metro diner

INVERNESS CORNERS

- Winn-Dixie
- pure barre
- KOHL'S
- ofangetheory

Fletcher Estate Lake

Heather

Bailey Gap

U.S. Hwy 280

Cahaba River

Cahaba RN

Lake Dixie

Brook H

THE ECONOMY DINNER

new balance

Chick-fil-A

ALDI

PAPA JOHN'S

280 STATION
Budget EYEMART EXPRESS
DUNKIN' SUBWAY State Farm
bedazz Express

TACO BELL

McDonald's

Arbys

GRANDVIEW MEDICAL GROUP

Bowlers

TARGET

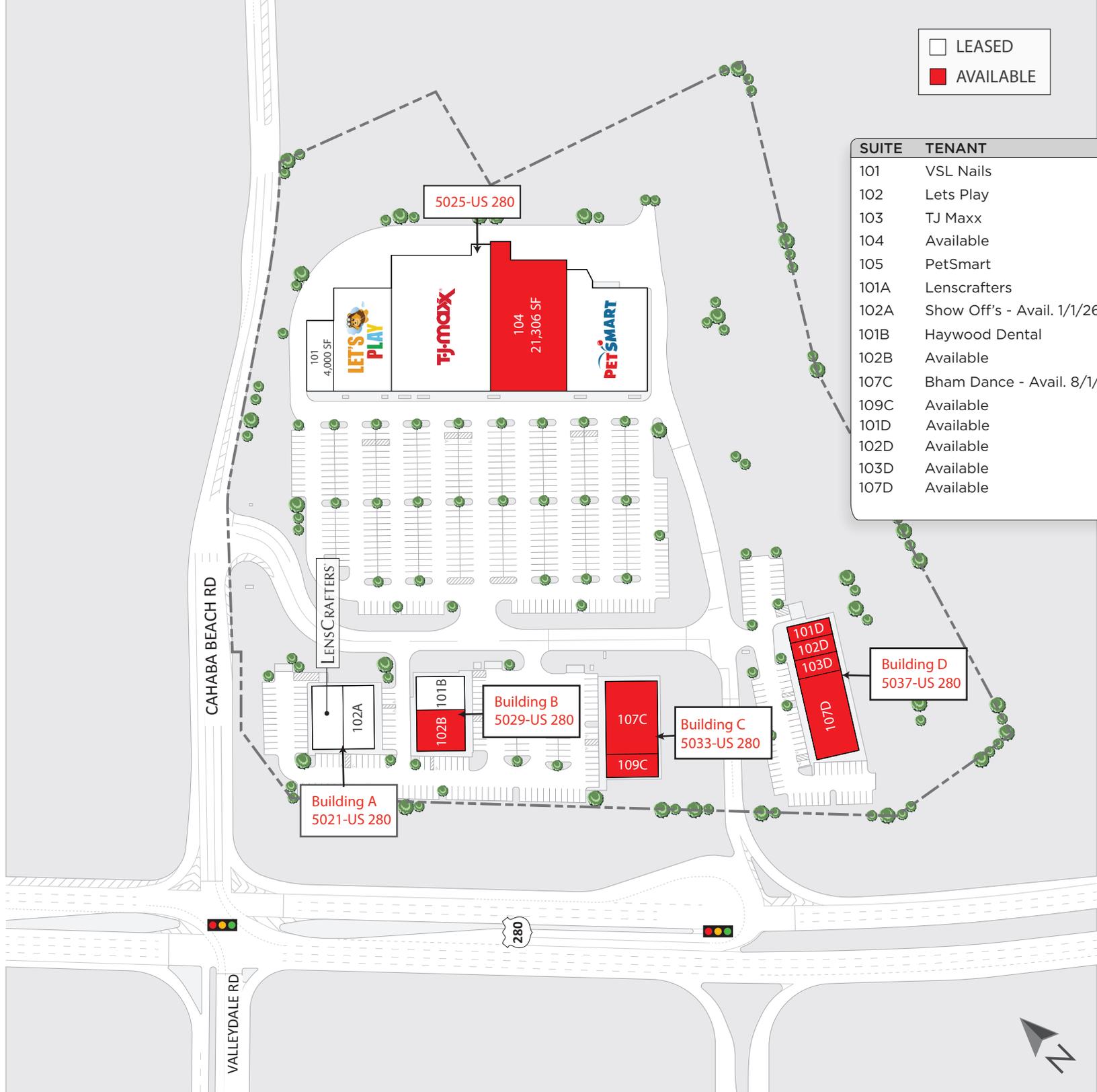
Brook Highland

Alleydale Rd



LEASED
 AVAILABLE

| SUITE | TENANT | SF |
|-------|----------------------------|--------|
| 101 | VSL Nails | 4,000 |
| 102 | Lets Play | 12,600 |
| 103 | TJ Maxx | 30,000 |
| 104 | Available | 21,306 |
| 105 | PetSmart | 19,107 |
| 101A | Lenscrafters | 4,504 |
| 102A | Show Off's - Avail. 1/1/26 | 3,911 |
| 101B | Haywood Dental | 3,565 |
| 102B | Available | 4,283 |
| 107C | Bham Dance - Avail. 8/1/26 | 8,500 |
| 109C | Available | 2,500 |
| 101D | Available | 1,658 |
| 102D | Available | 1,583 |
| 103D | Available | 1,583 |
| 107D | Available | 8,156 |



5025-US 280

101
4,000 SF

LET'S
PLAY

TJ-maxx

104
21,306 SF

PET SMART

LENSCRAFTERS

102A

Building A
5021-US 280

102B 101B

Building B
5029-US 280

107C
109C

Building C
5033-US 280

101D
102D
103D
107D

Building D
5037-US 280

CAHABA BEACH RD

VALLEYDALE RD

280





5025-#104, 21,306 SF



Building D
#101D-1,658 SF
#102D-1,583 SF
#103D-1,583 SF
#107D-8,156 SF



Building C
#107C-8,500 SF
#109C-2,500 SF

