



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# INVERNESS HEIGHTS

5025 - 5037 US Hwy 280 | Birmingham, AL 35242



## FEATURED TENANTS



### VP | RETAIL SERVICES

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### ASSOCIATE | RETAIL SERVICES

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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



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



31

59

459

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

20

20

65

BIRMINGHAM

459

20

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VESTAVIA HILLS

31

459

**INVERNESS HEIGHTS**

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

CHELSEA

280

459

65



# AREA MAP

## Downtown Business District

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

**LANE PARKE**  
jenie's MELT  
GreenWise  
SOL Y LUNA  
UNITED FISH  
LANE PARKE  
GREENWISERESTAURANT

**Samford University**  
Students: 5,783

**THE SUMMIT**  
LENSCRAFTERS WILLIAMS-SONOMA  
TORY BURCH LOUIS VUITTON francesca's  
SEPHORA west elm ULTA  
kate spade lululemon SOMA Buckle & J.Jill  
LOFT ATHLETA  
Bath&BodyWorks RACK  
TRADER JOE'S Saks Fifth Avenue POTTERY BARN  
VICTORIA'S SECRET chico's TALBOTS URBAN OUTFITTERS  
WELLS FARGO Apple ANN TAYLOR R.H. belk amc  
BARNES & NOBLE

**BROOK HIGHLAND**  
Durlington BEST BUY five BEL'W  
SALLY BEAUTY ULTA OUTBACK ASHLEY  
petco Michaels Lowe's HomeGoods

**BROOKWOOD VILLAGE**  
J.P.S. BANK Starbucks target THE FRESH MARKET  
MATTRESS FIRM

**280 STATION**  
State Farm  
Oasis nail spa EYEMART EXPRESS  
DUNKIN' SUBWAY  
Budget bed & bath express

**VESTAVIA CITY CENTER**  
Orangetheory FITNESS FIRST WATCH  
HOTWORX 24 HOUR INFRARED FITNESS STUDIO  
crumbl cookies  
DOLLAR TREE Great Clips

**PATCHWORK FARMS**  
STRETCH ZONE HENRY'S COFFEES  
Great Clips KUMON  
Publix FLEET FEET

**RIVERCHASE GALLERIA**  
TORRID francesca's HIBBETT SPORTS Rainbow  
carter's HOLLISTER H&M EXPRESS  
rue21 OLD NAVY LANE BRYANT Bath&BodyWorks  
SEPHORA JCPenney belk LENS CRAFTERS  
Crutchfield THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE  
Buckle & HOT TOPIC aerie

**RIVER RIDGE**  
Marshalls Academy WORLD MARKET  
Bouleria target CVS pharmacy  
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

**INVERNESS HEIGHTS MARKET**  
T.J. MAXX PETSMART  
LENSCRAFTERS  
Haywood FAMILY & COSMETIC DISTRIBUTOR LET'S PLAY

**VILLAGE AT LEE BRANCH**  
Publix GOLF GALAXY  
DICK'S SPORTING GOODS EUROPEAN WAX CENTER SUPERCUTS  
MOE'S SUPERSTREET GRILL BUFFALO WILD WINGS

**VILLAGE AT LEE BRANCH II**  
Onelife FITNESS TAZIKIS  
South SportClips HOTWORX  
HOBBY LOBBY

# AREA MAP



CRAWFORD SQUARE  
REAL ESTATE ADVISORS  
Looney Gap



GRANDVIEW  
MEDICAL GROUP

Bowlers

TARGET

RIVER RIDGE  
PAINTED TREE BOUTIQUES  
WORLD MARKET  
Academy  
SPORTS+OUTDOORS

Arbys

McDonald's

TACO BELL

280 STATION  
Budget EYEMART EXPRESS  
DUNKIN' SUBWAY State Farm  
beds+Express

PAPA JOHN'S

G

ALDI

Chick-fil-A

new balance

INVERNESS VILLAGE  
palm beach tan AT&T  
Starbucks Walgreens

INVERNESS PLAZA  
The UPS Store  
PGA TOUR SUPERSTORE metro diner

THE ECONOMY  
DINER

INVERNESS CORNERS  
Winn-Dixie pure barre  
KOHLS ofangetheory

INVERNESS HEIGHTS

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

280

384

280

280

280

U.S. Hwy 280

Cahaba River

Cahaba RN

Lake Dixie

Fletcher Estate Lake

Heather

Brook H

Brook High

Bailey Gap

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	Summer Show-Offs	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



