



CRAWFORD SQUARE
REAL ESTATE ADVISORS



INVERNESS HEIGHTS

5025 - 5037 US Hwy 280 | Birmingham, AL 35242

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

FEATURED TENANTS



VP | RETAIL SERVICES

ERIK SCHATZ +1(205) 307-5990

erik@crawfordsq.com

ASSOCIATE | RETAIL SERVICES

PATRICK MASSEY +1(901) 444-1450

pmassey@crawfordsq.com

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

459

59

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT



20

20

20

65

459

20

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMWOOD



THE SUMMIT

280

VESTAVIA HILLS

31

459



INVERNESS
HEIGHTS

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

280

CHELSEA

65



AREA MAP

Downtown Business District



THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

Students: 22,000+

LANE PARK



Students: 5,783

THE SUMMIT



BROOK HIGHLAND



BROOKWOOD VILLAGE



280 STATION



VESTAVIA CITY CENTER



PATCHWORK FARMS



RIVER RIDGE



RIVERCHASE GALLERIA



INVERNESS HEIGHTS MARKET



VILLAGE AT LEE BRANCH



VILLAGE AT LEE BRANCH II



AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Looney Gap



INVERNESS HEIGHTS

280

BROOK HIGHLAND

LOWE'S
petco
Michael's
HomeGoods
Burlington
five BELOW
TWH
SPROUTS
FARMERS MARKET
BEST BUY

Brook Highland

U.S. Hwy 280

Bailey Gap

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
KOHLS
Orangetheory

RIVER RIDGE
PAINTED TREE
BOUTIQUES
WORLD MARKET
Academy
SPORTS+OUTDOORS

TARGET

new balance

Chick-fil-A

ALDI

PAPA JOHN'S

280 STATION
EYEMART
EXPRESS
DUNKIN'
SUBWAY
State Farm
bed, bath & beyond

TACO BELL

McDonald's

Arby's

Bowlers

384

280

WY 280

280

Alleydale Rd

Fletcher
Estate Lake

Heather

Cahaba River

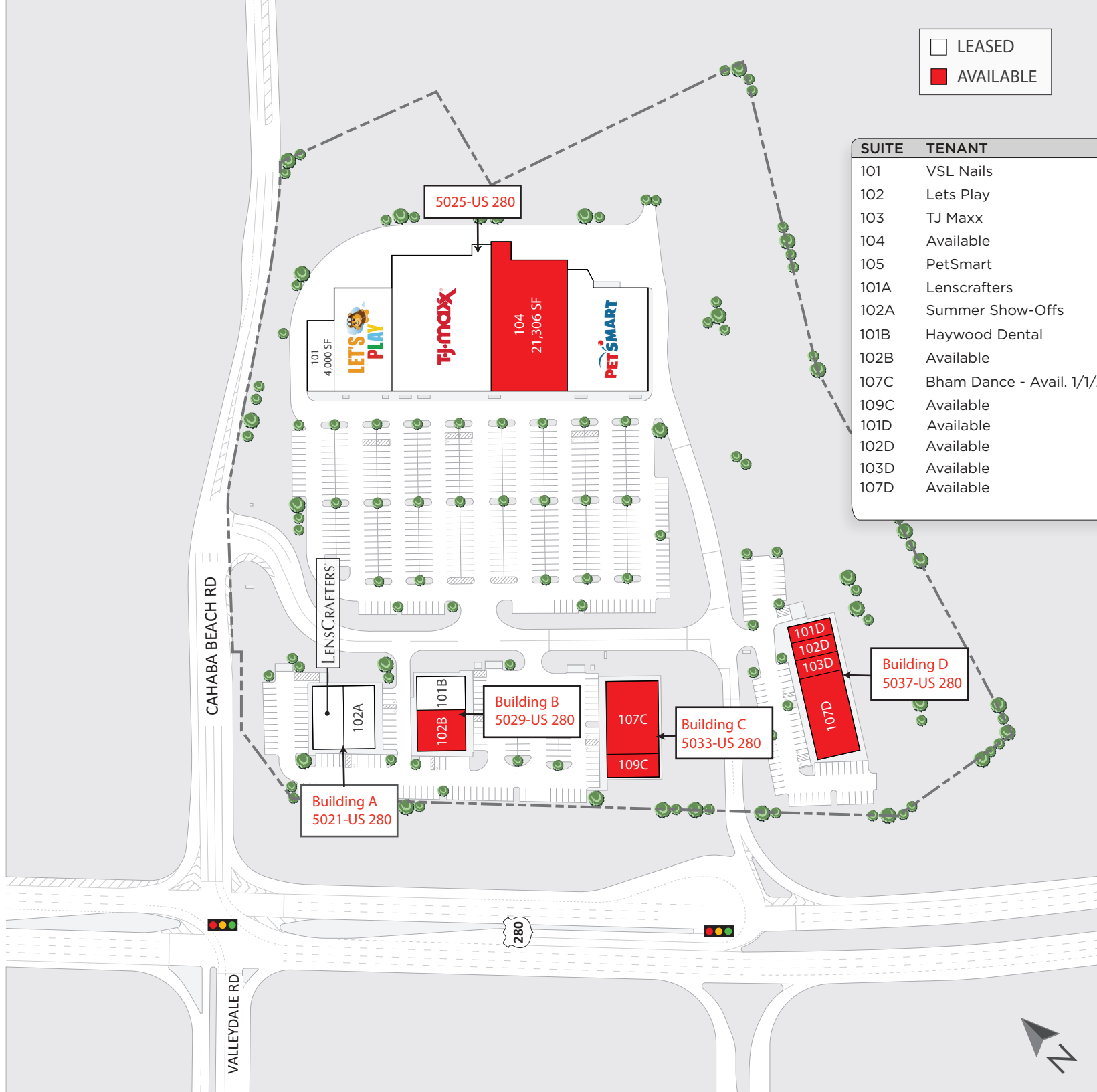
Cahaba RV

Brook H

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. 1/1/27	8,500
109C	Available	2,500
101D	Available	1,658
102D	Available	1,583
103D	Available	1,583
107D	Available	8,156





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

