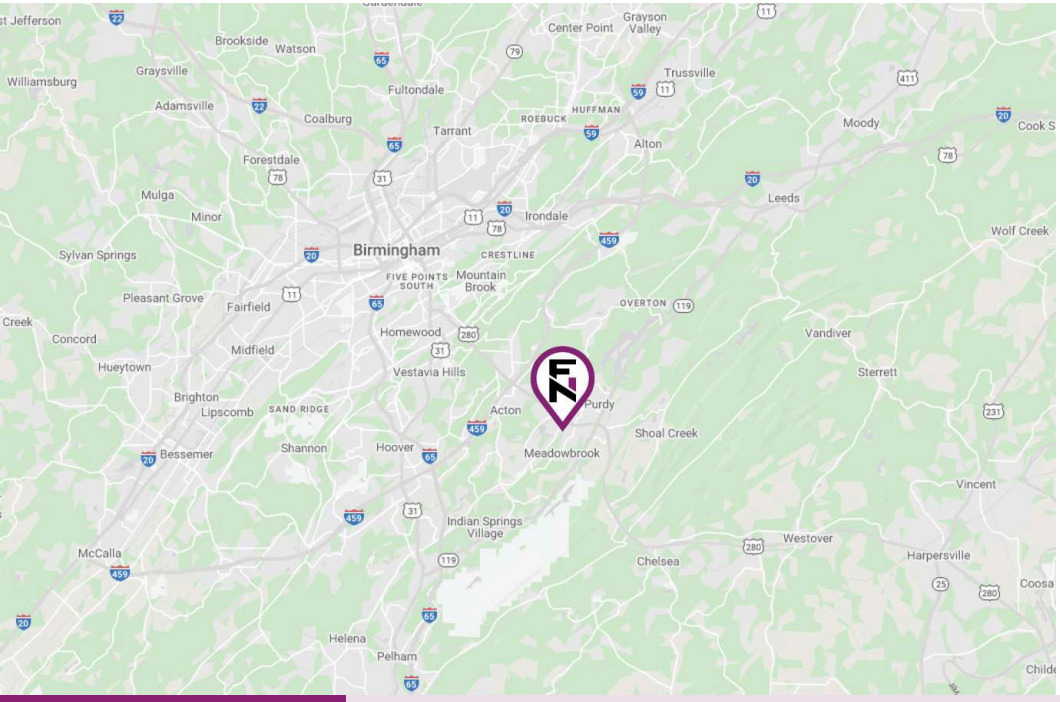
INVERNESS CORNERS

500 Inverness Corners, Birmingham, AL 35242

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

MSA	Birmingham
COUNTY	Shelby
GLA	241,925
ACRES	23.62
PARKING	1,488

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	7,861	41,599	93,666
	3,874	18,532	39,075
	$136,415	$151,299	$163,381

PROPERTY FEATURES

- Inverness Corners is a 241,925 SF shopping center anchored by a 54,000 SF Winn Dixie grocery store as well as a 92,641 SF Kohls/ Sephora.
- The center features a high-quality tenant roster including Orange Theory, Mellow Mushroom, WingStop, H&R Block and Enterprise.
- Located in a densely populated and affluent retail corridor approx. 11 miles south of downtown Birmingham, Inverness Corners benefits from the area's strong demographics -- within a 5-mile radius resides a population of over 93,000 individuals with an average HH income of more than $163,000.
- Situated at the signalized intersection along US-280 and Valeydale Road, the property is highly visible to a combined traffic count of over 106,000 VPD.

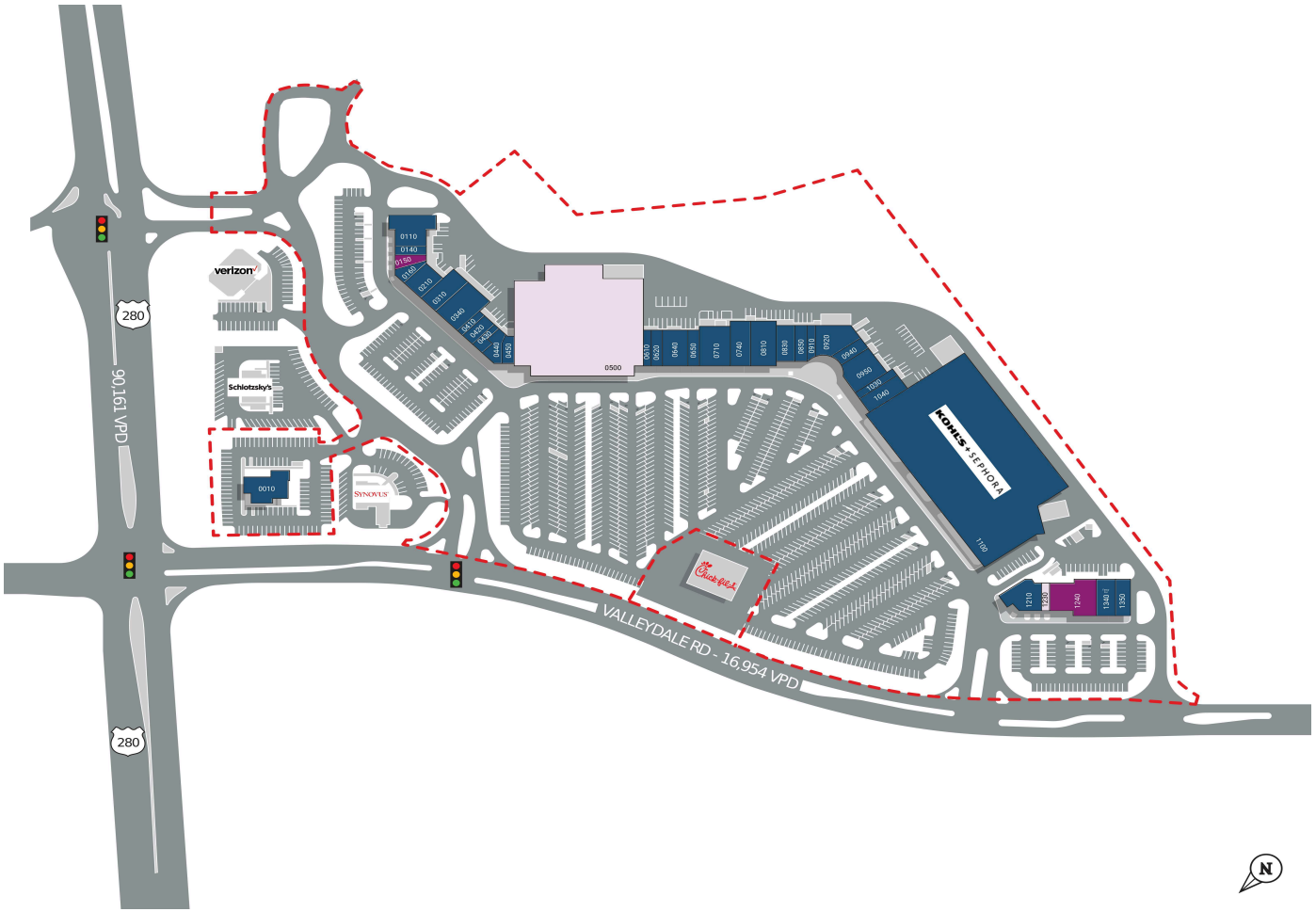
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
0010	Dreamland Bar-B-Q	6,191
0110	ARC Realty	4,800
0140	Enterprise Rent-A-Car	1,200
0150	**Available**	**1,000**
0160	Manpower	1,160
0210	Orangetheory Fitness	3,004
0310	Sleep Lux	3,504
0340	Kobe Japanese Steakhouse	5,400
0410	Mathnasium	1,200
0420	BE Aligned Chiropractic	1,800
0430	State Farm Insurance	880
0440	M&M Jewelers	1,424
0450	The Clotherie	1,755
0500	**Winn Dixie**	**54,000**
0610	Pure Barre	1,600
0620	The Male Room	1,600
0640	Style Encore	4,000
0650	MD Wellness and Aesthetics	1,600
0710	Sola Salon Studios	5,400
0740	Susan's Hallmark Shop	4,000
0810	On Tap Sports Cafe	4,850
0830	WingStop	3,200
0850	H&R Block	1,600
0910	Crave Hair Studio	1,459
0920	The Mellow Mushroom	5,287
0940	Baskin Robbins	1,349
0950	Kyu Ramen & TBaar	4,635
1030	Nail Star	1,860
1040	Manning Sewing	2,850
1100	Kohl's & Sephora	92,641
1210	Milo's Hamburgers	3,526
1230	**Coming Available**	**1,200**
1240	**Available**	**6,350**
1340	Fancy Fur	3,200
1350	Tropical Smoothie Cafe	2,400

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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