

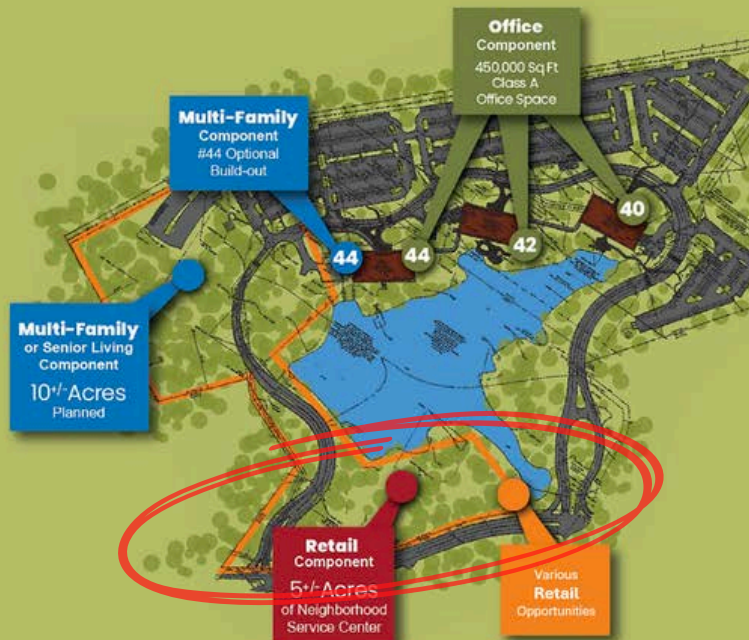
INVERNESS CENTER NORTH NEIGHBORHOOD RETAIL

- A unique natural lake setting positioned close to a rich amenity base and a skilled workforce
- Efficient buildings with 23,500 square foot floor plans providing significant planning flexibility and ability to design daylight space environments with lake views for large tenants
- A park redesigned with community, health, and wellness in mind for the exercise enthusiast
- The property is positioned to offer lower occupancy cost when compared to its tenants in the competitive set

LIVE. WORK. PLAY.

Inverness Center North is a Class A master planned development, consisting of 450,000 Sq Ft in three distinct buildings located conveniently along Hwy. 280 in the heart of Highway 280/I-459 submarket in Hoover, Alabama. Nestled in a park like setting in the epicenter of a thriving business community. The property is uniquely positioned for multiple development opportunities.

Site Plan



PROPERTY OVERVIEW

- Prime Location Near Hwy 280 – Convenient access to major retail, offices, and dense residential neighborhoods
- 289 New Multifamily Units Adjacent – Built-in customer base and foot traffic from new development next door
- Flexible Purchase or Lease Options – Ground lease, build-to-suit, or sale opportunities for a variety of uses
- Multiple Sizes available.

TRAFFIC COUNTS

HWY 280 90,362 VPD
Inverness Center Pkwy 7,024 VPD

SURROUNDING TENANTS



AVAILABILITY:
Multiple Lots / Flexible Sizes
Up to 5+/- acres

CONTACT

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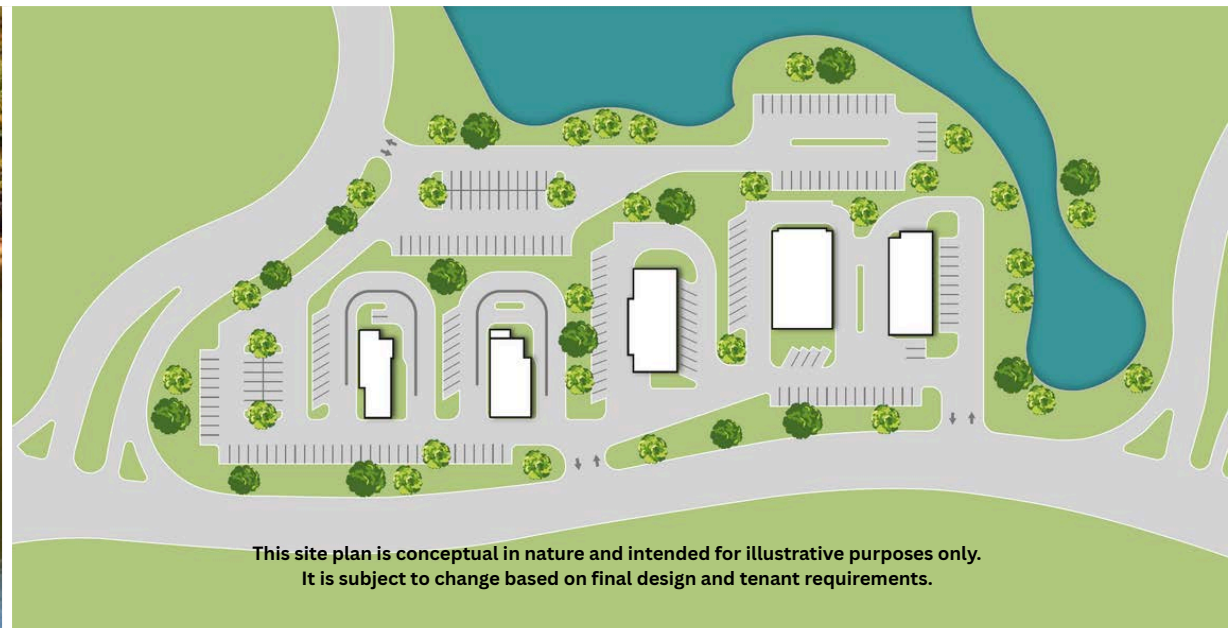
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Inverness Center North

COMMUNITY CENTERED RETAIL: Inverness Center Parkway | Hoover, AL 35242

**FOR SALE
GROUND LEASE**



This site plan is conceptual in nature and intended for illustrative purposes only.
It is subject to change based on final design and tenant requirements.

Inverness Center North

COMMUNITY CENTERED RETAIL: Inverness Center Parkway | Hoover, AL 35242

**FOR SALE
GROUND LEASE**



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**FOR SALE
GROUND LEASE**

LAYOUT #1: SHOPPING CENTER

**Multiple lots. Flexible sizes. Endless possibilities.
Available for sale, ground lease, or build-to-suit.**



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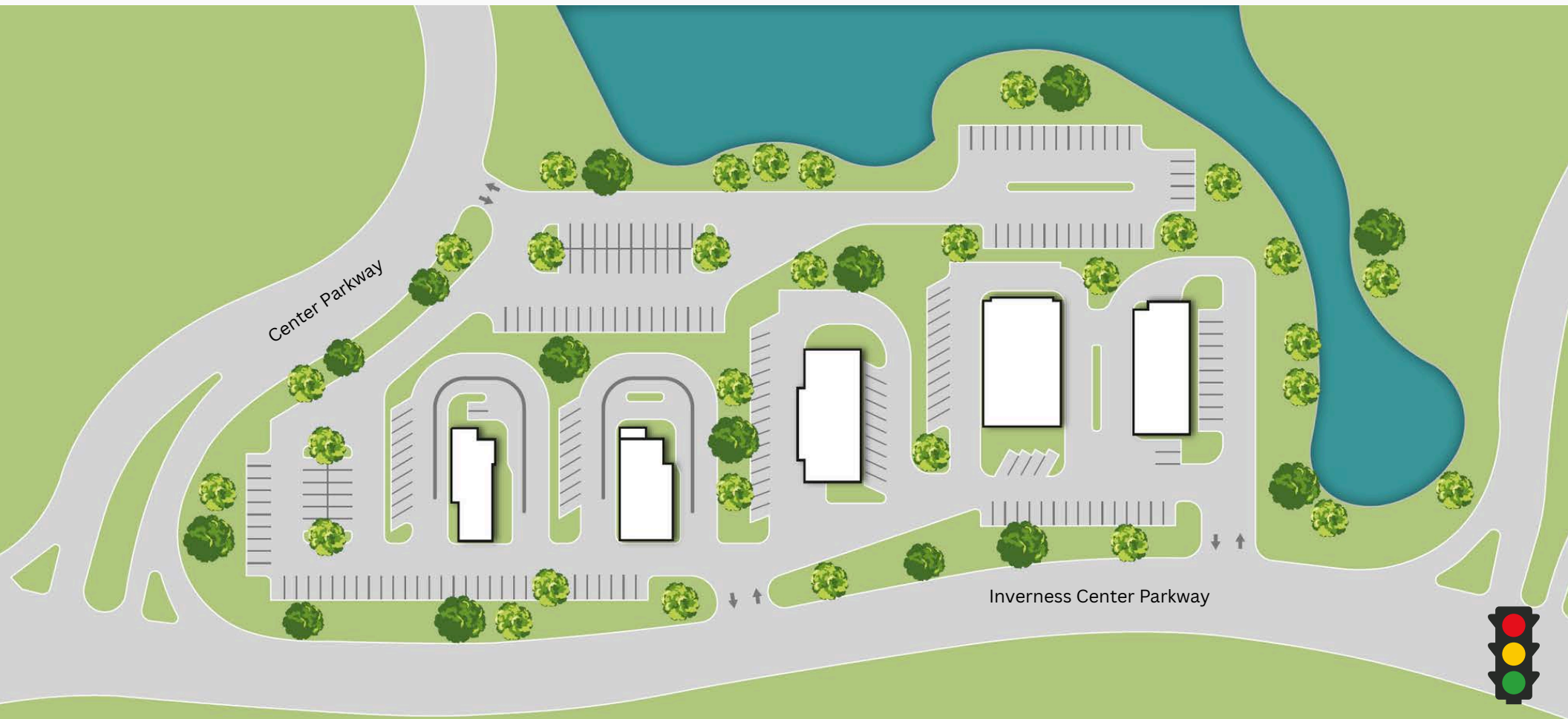
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**FOR SALE
GROUND LEASE**

LAYOUT #2: MULTIPLE OUTPARCELS

**Multiple lots. Flexible sizes. Endless possibilities.
Available for sale, ground lease, or build-to-suit.**



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COMMUNITY SUMMARY

1 mile
Ring: 1 mile radius

4,181	0.68%	2.07	60.9	34.8	\$68,664	\$211,545	\$89,753	21.5%	65.1%	13.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.0%
Services

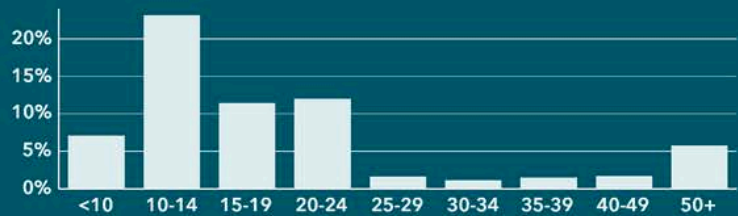


11.9%
Blue Collar



75.1%
White Collar

Mortgage as Percent of Salary



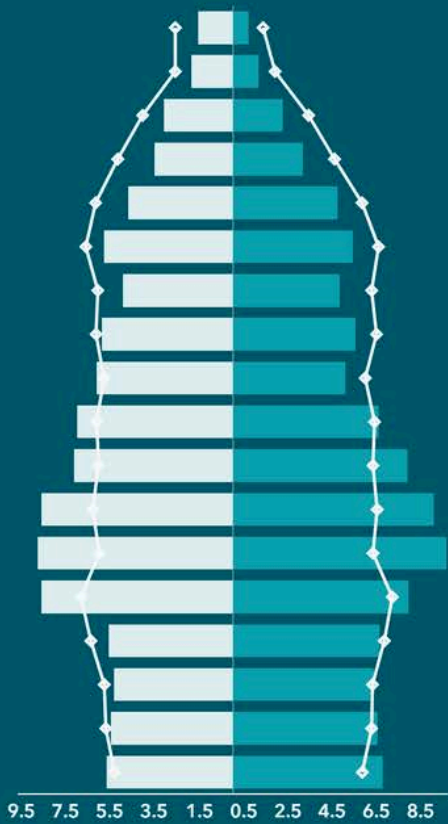
Home Value



Household Income



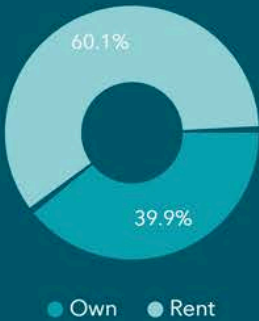
Age Profile: 5 Year Increments



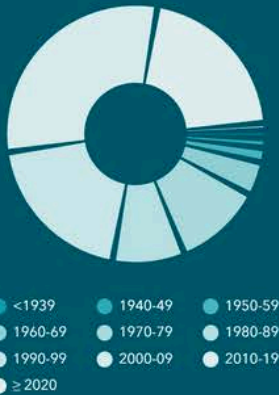
Dots show comparison to

Alabama

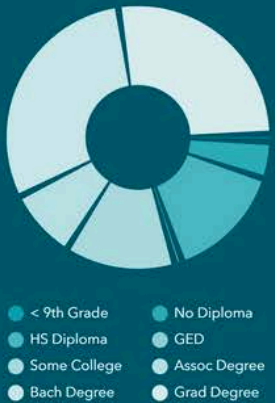
Home Ownership



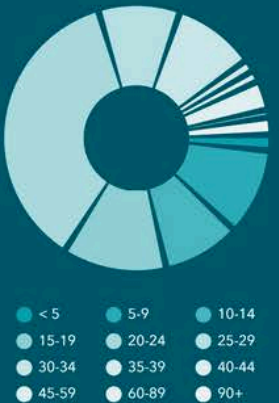
Housing: Year Built



Educational Attainment



Commute Time: Minutes





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