



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

[erik@crawfordsq.com](mailto:erik@crawfordsq.com)

### ASSOCIATE | RETAIL SERVICES

PATRICK MASSEY +1(901) 444-1450

[pmassey@crawfordsq.com](mailto:pmassey@crawfordsq.com)

## 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

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  
 GreenWise  
 GreenWise

**Samford University**  
 Students: 5,783

**THE SUMMIT**  
 LENS CRAFTERS WILLIAMS-SONOMA  
 TORY BURCH LOUIS VUITTON francesca's  
 SEPHORA west elm ULTA  
 kate spade lululemon SOMA Buckle & J.Jill  
 LOFT ATHLETA  
 Bath & Body Works 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 BELOW  
 SALLY BEAUTY ULTA OUTBACK ASHLEY  
 petco Michaels Lowe's HomeGoods

**BROOKWOOD VILLAGE**  
 J.P.S.A. 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 amc Starbucks Panera  
 crumbl cookies EUROPEAN WAX CENTER  
 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 & Body Works  
 SEPHORA JCPenney belk LENS CRAFTERS  
 Crutchfield THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE  
 Buckle & HOT TOPIC aerie

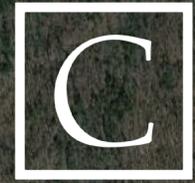
**RIVER RIDGE**  
 Marshalls Academy WORLD MARKET  
 Bouleria target CVS pharmacy  
 CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

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

**INVERNESS HEIGHTS MARKET**  
 TJ-MAXX PETSMART  
 LENS CRAFTERS  
 Haywood FAMILY & COSMETIC DISTRIBUTOR LET'S PLAY

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

# AREA MAP



CRAWFORD SQUARE  
REAL ESTATE ADVISORS  
Looney Gap



**INVERNESS HEIGHTS**

280

BROOK HIGHLAND  
LOWE'S Burlington  
petco five BELOW  
MICHAEL'S 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  
KOHLS orangetheory

GRANDVIEW MEDICAL GROUP

Bowlero

TARGET

new balance

Chick-fil-e

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

PIZZA PAPA JOHN'S

ALDI

GO

Fletcher Estate Lake

Lake Dixie

Bailey Gap

Brook Highland

Brook Highland

U.S. Hwy 280

Cahaba RN

Cahaba River

384

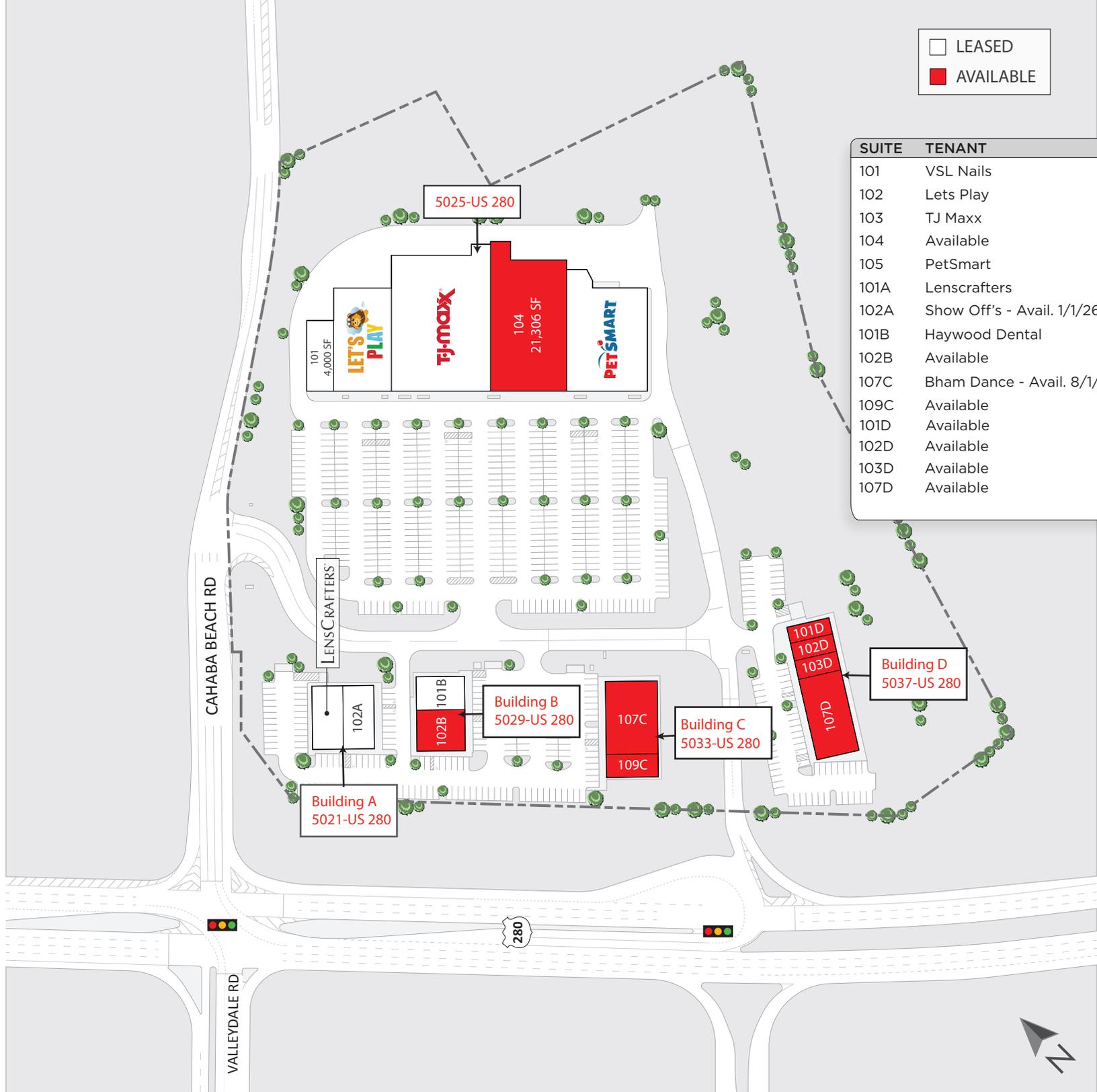
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280

280

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-#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

