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EDGEMONT TOWN CENTER

411 Green Springs Highway, Birmingham, AL 35209

Property Managed by Inland US Management LLC



GLA: 77,655 SF

HIGHLIGHTS

- Publix anchored neighborhood center with a great mix of restaurant and retail tenants
- Average daily traffic counts include an estimated volume of 32,100 on Green Springs Highway
- Densely populated area with a 5 mile average household income of \$67,202
- Convenient shopping for local neighborhoods located just south of the intersection of Green Springs Highway and Oxmoor Road with access from I-65

2010 TRADE AREA

	<u>5 Minute Drive</u>	<u>10 Minute Drive</u>	<u>15 Minute Drive</u>
Population	33,114	189,460	374,264
Households	15,517	82,313	157,293
Avg HH Income	\$56,122	\$58,177	\$65,574
\$75k + HHs	3,503	18,145	41,498

LEASING • DEVELOPMENT • MANAGEMENT

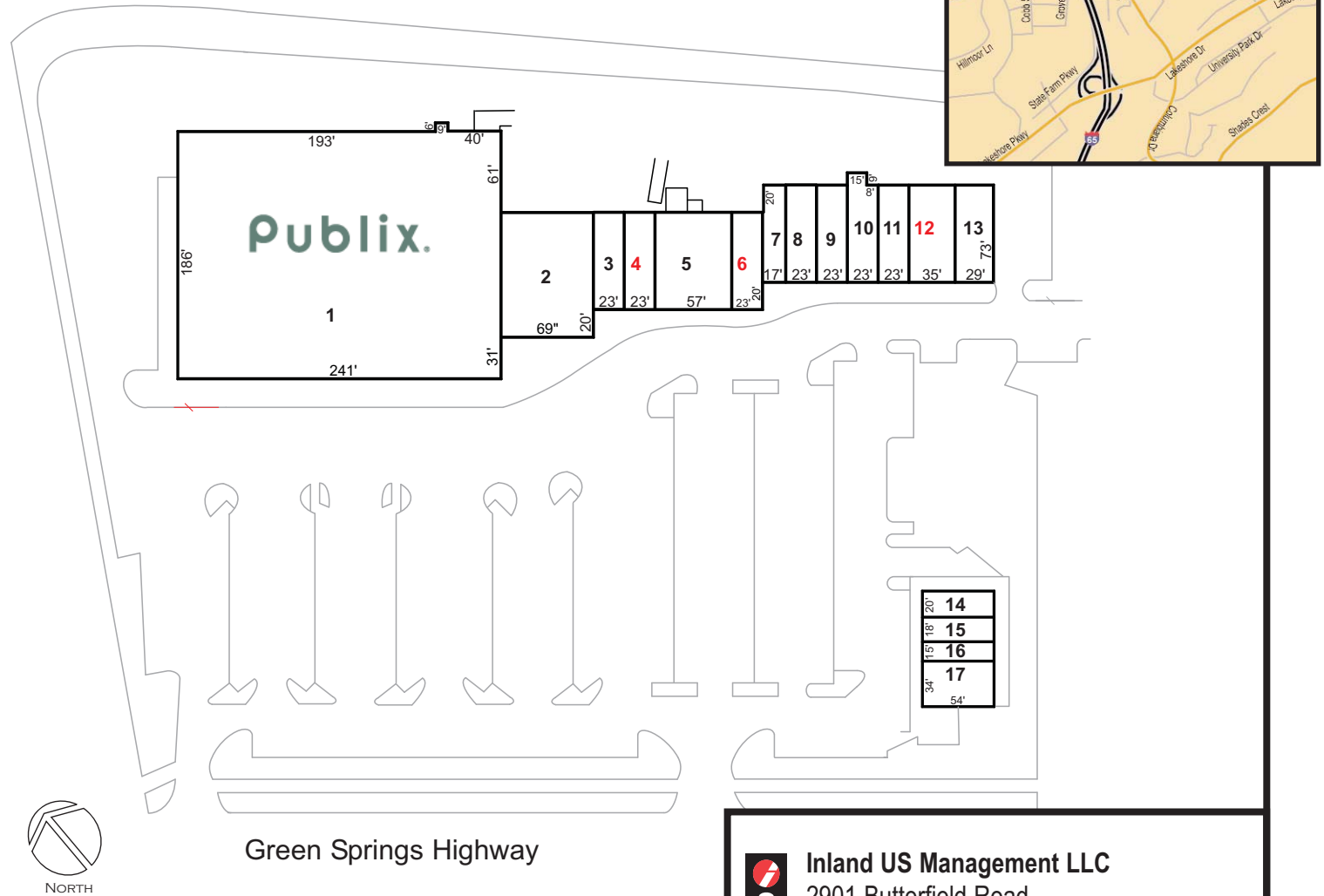
STORE LISTING

Edgemont Town Center
411 Green Springs Hwy
Birmingham, AL 35209

Center Size: 77,655 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	44,840	Publix Supermarket
2	6,000	Pet Supplies Plus
3	1,615	Sally Beauty Supply
4	1,600	Available
5	4,000	Planet Beach
6	1,600	Available
7	1,360	L.V. Nails
8	1,600	Hunan Wok
9	1,600	Firehouse Subs
10	1,360	Sprint
11	1,680	Style America
12	2,400	Available
13	2,000	Mr. Burch Formalwear and Cleaners
14	1,200	Wings Plus
15	1,200	Papa Murphy's
16	1,200	GameStop
17	2,400	Qdoba Mexican Grill

EDGEMONT TOWN CENTER



Green Springs Highway

Demographics:	1 Mile	3 Mile	5 Mile
2010 Population	10,315	76,234	188,699
2010 Avg HH Income	\$61,790	\$58,887	\$67,202



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Information given in this presentation is subject to verification and no liability for errors or omissions is assumed.

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