



OUTPARCEL TO SUPER TARGET-ANCHORED CENTER - The Property is an outparcel to River Ridge, a 349,666 SF power center owned by DDR. Along with Super Target, other major tenants include Best Buy, World Market, and Nordstrom Rack, as well as many other national credit tenants.

IRREPLACEABLE REAL ESTATE - The Property is ideally located on Highway 280, which is the preeminent retail corridor and serves as the major commuter route for the metro area with more than 83,360 vehicles-per-day. The Highway 280 submarket is the strongest amongst all in the Birmingham MSA with comparable rental rates in the \$30 PSF range.

EXCELLENT VISIBILITY AND ACCESSIBILITY - The Property enjoys phenomenal visibility by people traveling either direction on Highway 280. Additionally, the service road on which the Property is located has two access points on either side of the Property and runs past the recently constructed Grandview Hospital. Both of these access points enjoy signalized intersections on Highway 280 and one is the main entrance for the neighboring Super Target-anchored center. These characteristics allow the Property to be both viewed and entered easily from either direction.

HIGH BARRIERS TO ENTRY - The corridor on which the property is located is the site of major recent and future developments. The brand-new Grandview Hospital, situated in close proximity along Highway 280, is a 372-bed medical center offering diverse specialties to serve the enormous portion of the Birmingham population who lives in Shelby County and along Highway 280.

FLEXIBLE STRUCTURE - The existing structure offers potential buyers flexibility as either a single or multi-tenant space. The brick construction is less than 20 years old and offers more than 60 parking spaces. The quality of the real estate, however, is such that new construction is also an option should a potential purchaser prefer that route.

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