

HIGHWAY 280 MEDICAL SPACE

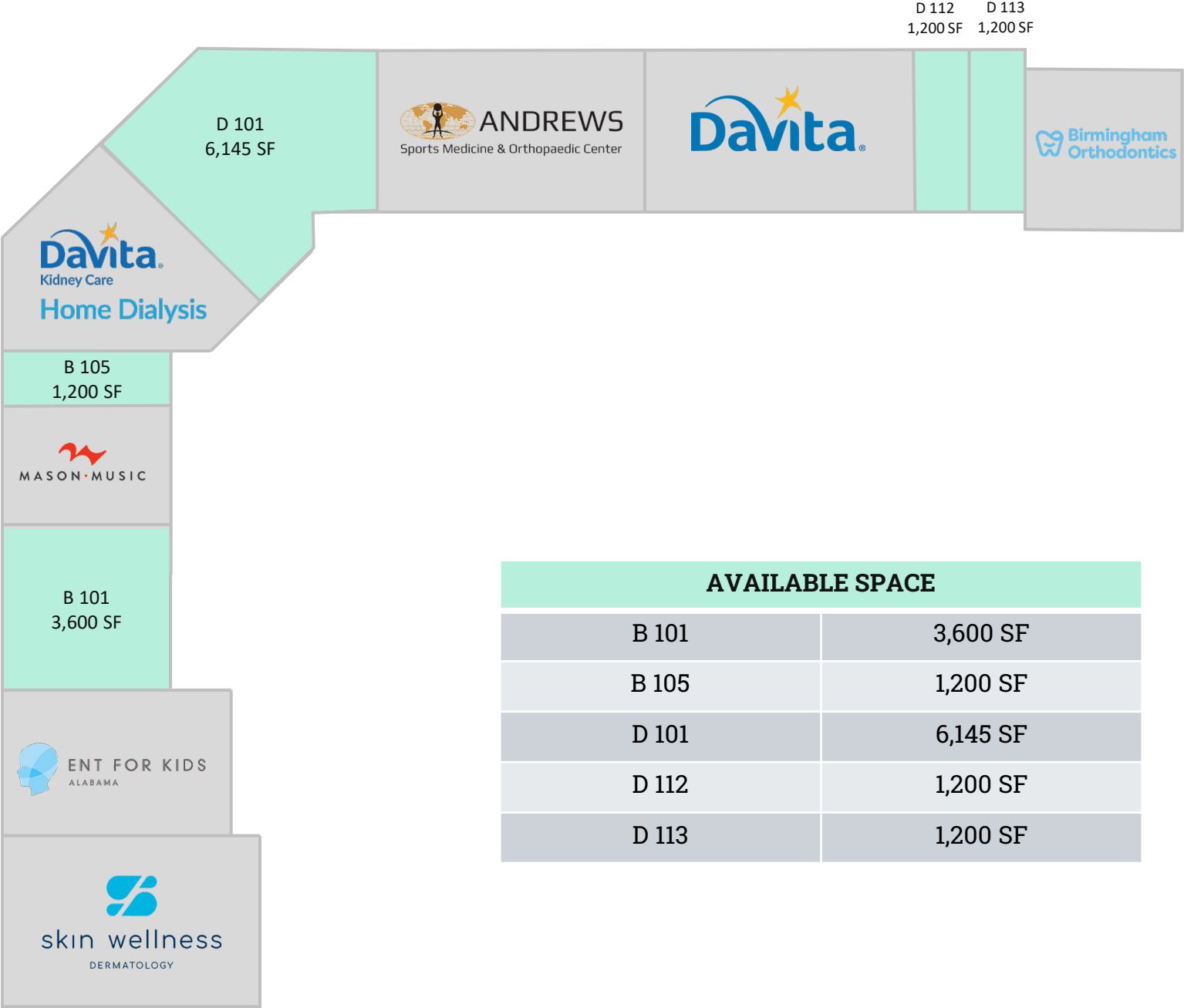
The Crossroads at Greystone
5406 Highway 280
Hoover, AL 35242



SIZE: 1,200 – 6,145 SF
RATE: \$24/SF NNN

THE CROSSROADS AT GREYSTONE

SITE PLAN



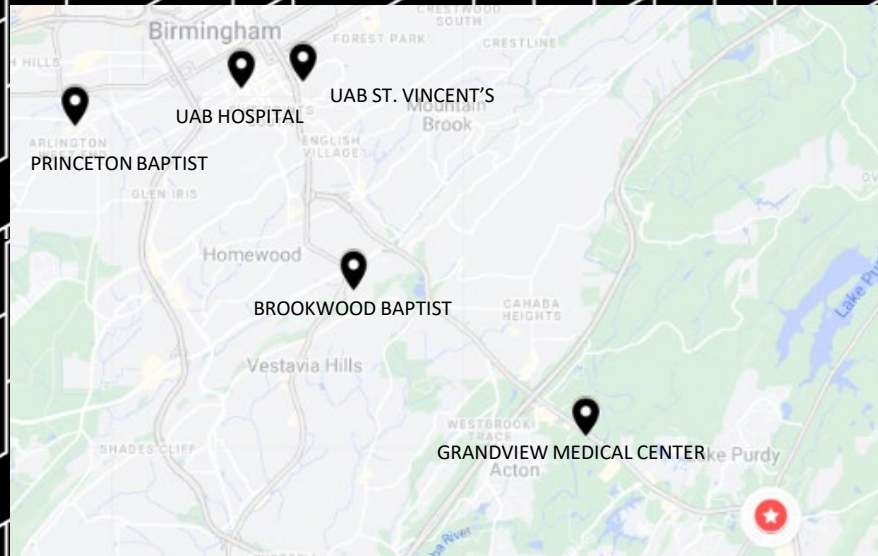
Join Andrews Sports Medicine, Skin Wellness Dermatology, ENT for Kids, and Birmingham Orthodontics, in this premier medical location on Highway 280.

The Crossroads at Greystone offers a convenient, neighborhood center setting for your next location. Building signage and ample parking in a drive-up setting provides an easy experience for patients and visitors.

Multiple suite sizes are available and build out packages can be customized to your exact layout needs.

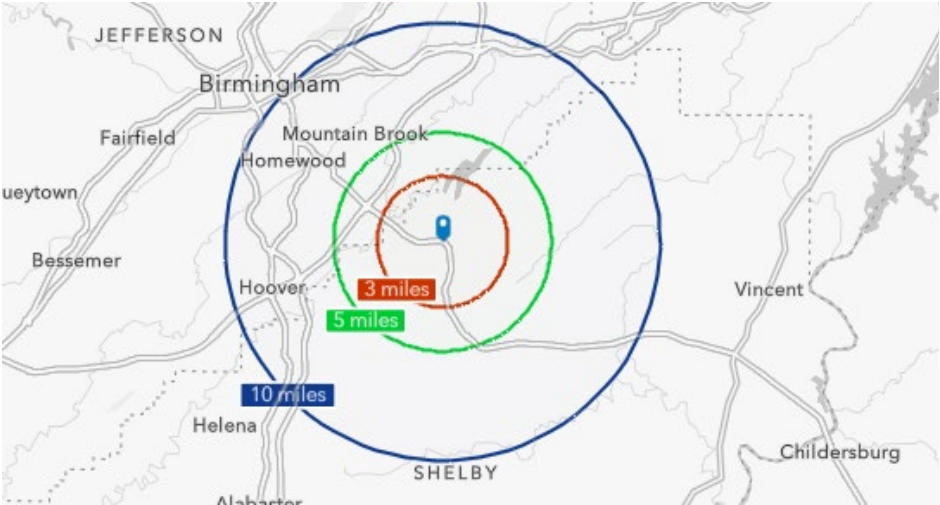
PROPERTY HIGHLIGHTS

- 85,500 vehicles per day on Highway 280
- 18,800 vehicles per day on Highway 119 (Cahaba Valley Road)
- Excellent signage (building and monument)
- Drive up parking for a convenient patient experience
- Multiple ingress/egress points and traffic light access to Highway 280
- Convenient to Birmingham's major neighborhoods: Inverness, Meadowbrook, Greystone and continued growth down Highway 280



DEMOGRAPHICS AND HEALTH CARE SPENDING

	3 Mile	5 Mile	10 Mile
Population	41,932	79,457	301,320
Housing Units	17,674	33,543	125,514
Average Household Income	\$157,797	\$159,443	\$140,422
Annual Household Health Care Spending	\$10,214	\$10,299	\$9,177



HEALTH CARE AND INSURANCE (5 MILES)

Health Care Expenditure



\$4,208

Annual Health Insurance Expenditures



\$2,040

Medical Care



Medicare:
Population 65+

7,122

Medicare Only

3,737

Direct-Purch & Medicare

4,359

Employer & Medicare

2,547

Medicare & Medicaid

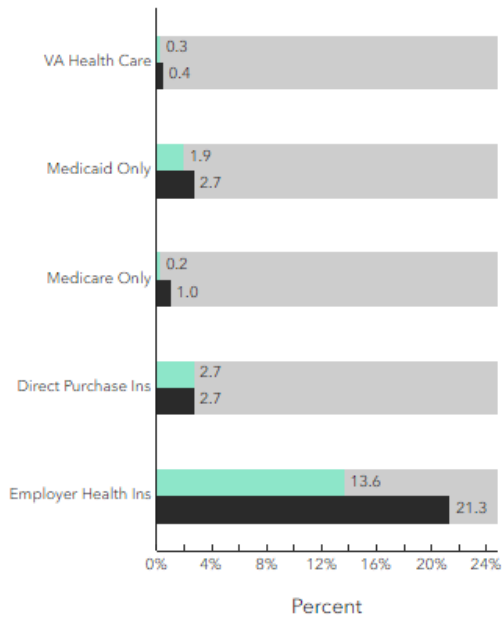
Health Care (Consumer Spending)

Annual
Expenditure

Blue Cross/Blue Shield	\$1,137.1
Medicare Payments	\$926.7
Physician Services	\$233.2
Dental Services	\$375.1
Eyecare Services	\$76.7
Lab Tests/X-rays	\$64.8
Hospital Room & Hospital Service	\$207.0
Convalescent/Nursing Home Care	\$31.6

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64





FOR LEASING INFORMATION CONTACT:

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