

FOR SUBLEASE

PROPERTY DESCRIPTION

110 Green Springs Highway presents a compelling sublease opportunity within one of Homewood's most established and heavily trafficked retail corridors. This ±3,980 square foot inline space benefits from strong co-tenancy and consistent consumer draw, creating a reliable environment for retailers seeking both visibility and sustained foot traffic.

The existing layout and storefront configuration allow for efficient adaptation across multiple concepts, including soft goods retail, fitness, furniture, or service-oriented users. With favorable sublease economics and a location that continues to demonstrate resilience and consumer demand, this offering represents an opportunity to secure presence in a supply-constrained retail node without the friction of ground-up development or long-term lease-up risk.

PROPERTY HIGHLIGHTS

- Positioned along one of Birmingham's primary retail corridors
- Building and pylon signage opportunities available
- Multiple points of ingress/egress

AVAILABLE

- 3,980 SF

LEASE RATE

- \$11.50 PSF (NNN)

CO-TENANTS

- Office Depot
- Auto Zone
- Birmingham Wholesale
- King's Home Thrift
- Sabor Latino Restaurant
- Z Outlets
- Long Nails



SUMMARY

RETAIL MAP

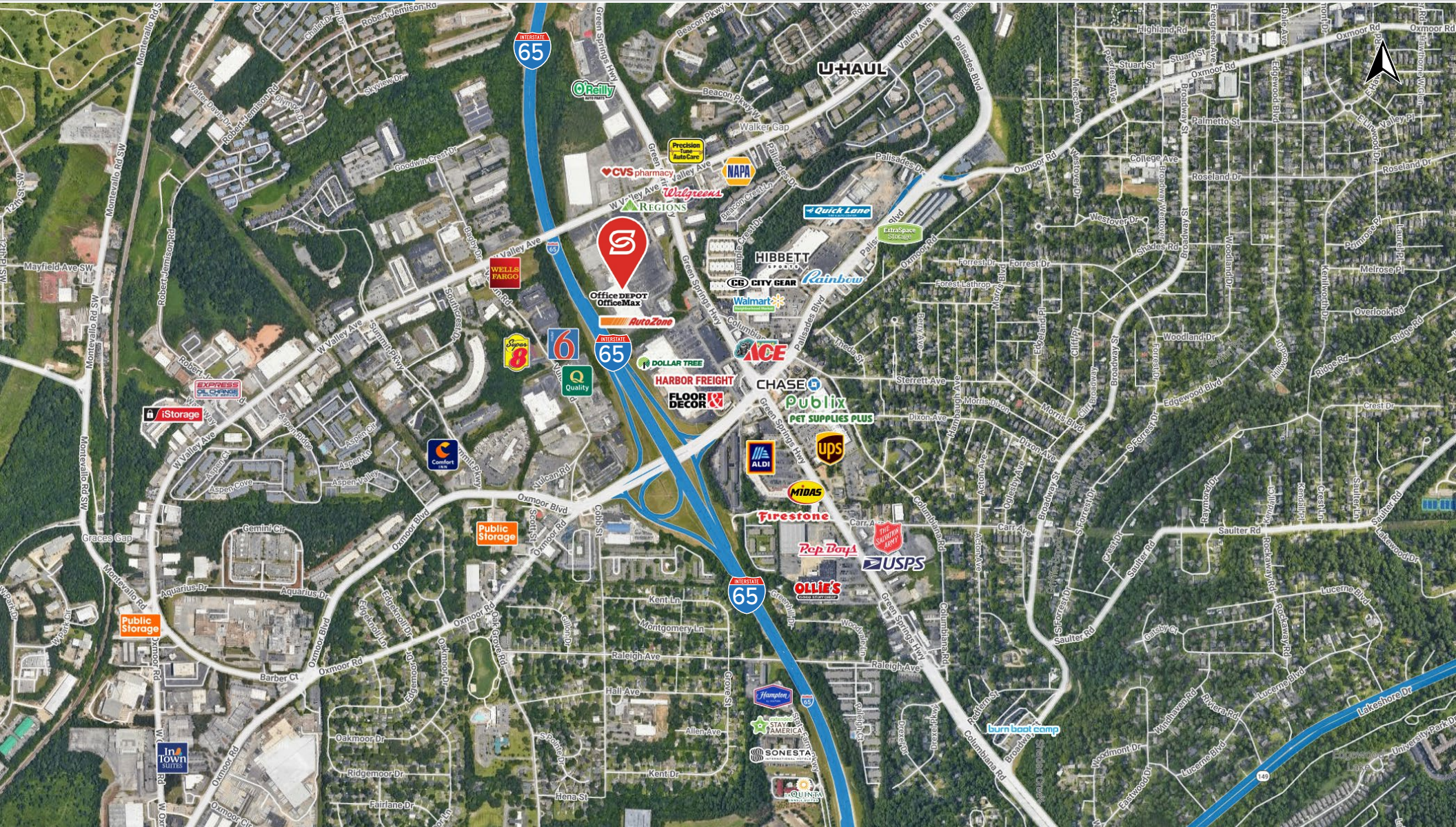
DRONE
PHOTOS

SUBLEASE
PHOTOS

FLOOR PLAN

AREA INFO

DEMOS



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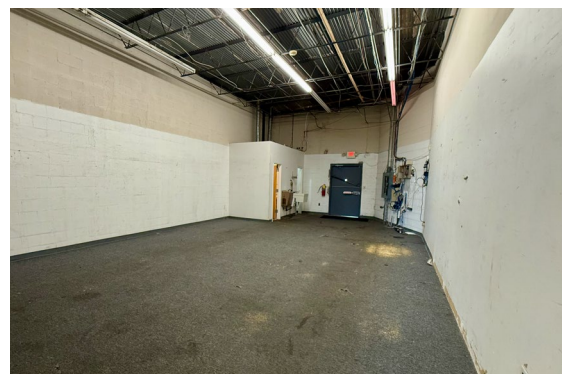
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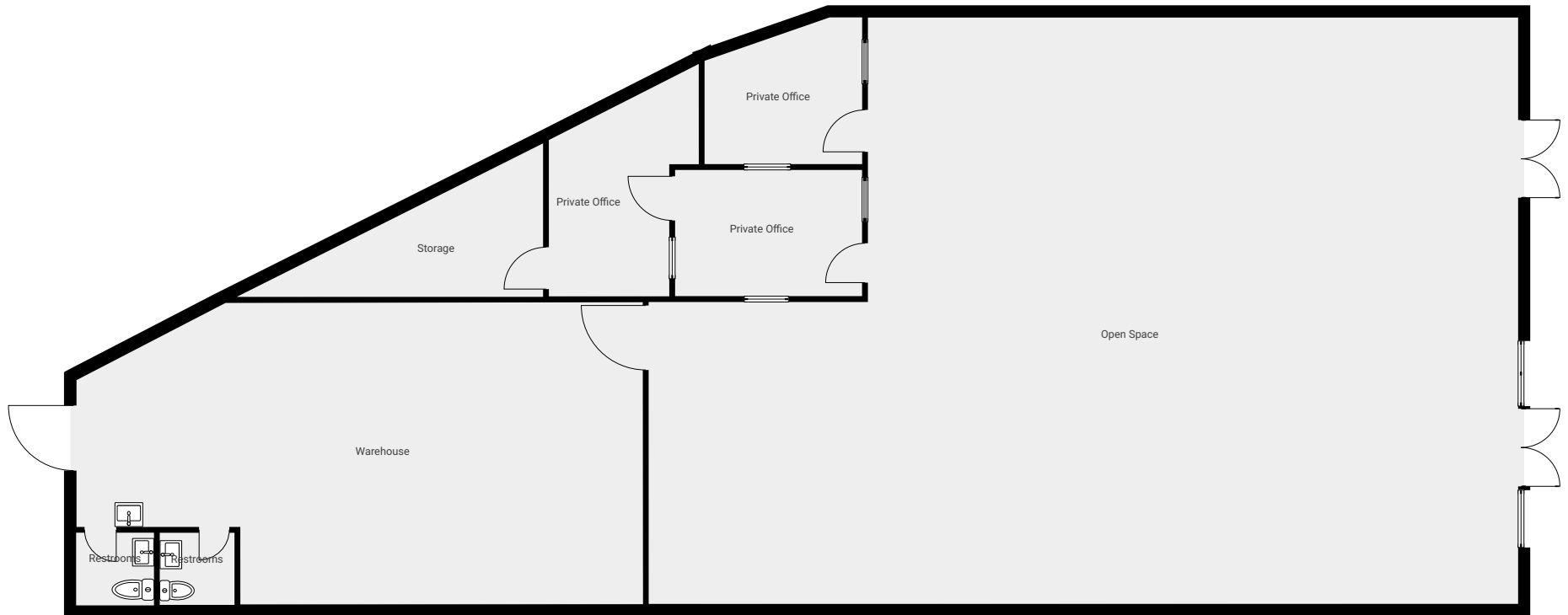
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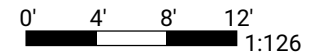
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HOMEWOOD, ALABAMA

Homewood, Alabama is a highly desirable, built-out suburb immediately south of downtown Birmingham, placing it within the Birmingham-Hoover MSA and providing direct access to one of the Southeast's primary employment centers. The city has a population of approximately 28,000 residents and a strong demographic profile, including a young median age of 29 and median household income around \$94,000—well above metro and state averages. Homewood supports an employed population of more than 14,000 workers and benefits from proximity to major regional employers such as UAB Health System (the largest employer in Alabama with over 23,000 employees), Regions Bank, and a growing base of technology and research firms concentrated in Birmingham. This proximity provides businesses with immediate access to a deep, highly skilled labor pool driven by healthcare, financial services, and higher education sectors.

Homewood continues to see steady redevelopment and infill activity that enhances its commercial appeal. In 2025, at least 16 projects were tracked. The area welcomed the West Row Lofts & Townhomes, a \$33 million mixed-use development along the I-65/Oxmoor Road corridor featuring residential units, retail space, and restaurants in a walkable environment.

The city's location along Interstate 65 offers excellent regional connectivity, with short average commute times of approximately 17 minutes, while its walkable districts, strong school system, and highly educated population (over 70% with bachelor's degrees or higher) further support long-term business success. These factors, combined with high household incomes and an affluent consumer base, position Homewood as one of the most attractive suburban submarkets in the Birmingham area for retail, office, and service-oriented users.



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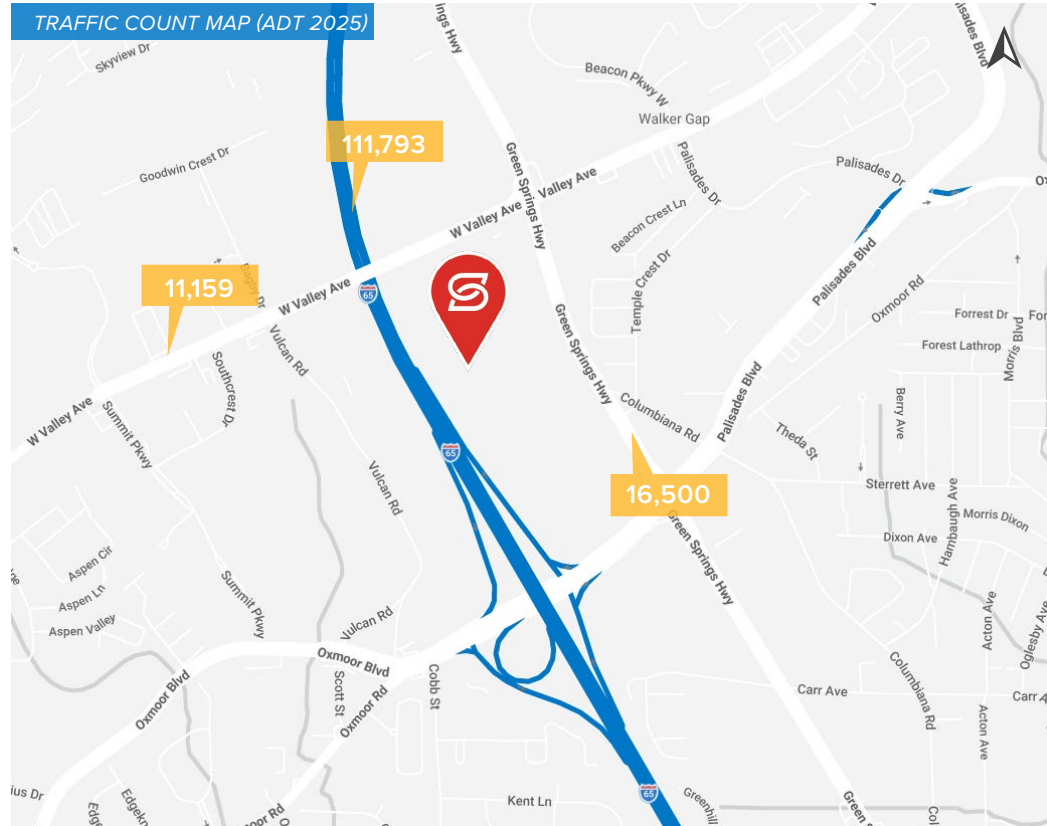
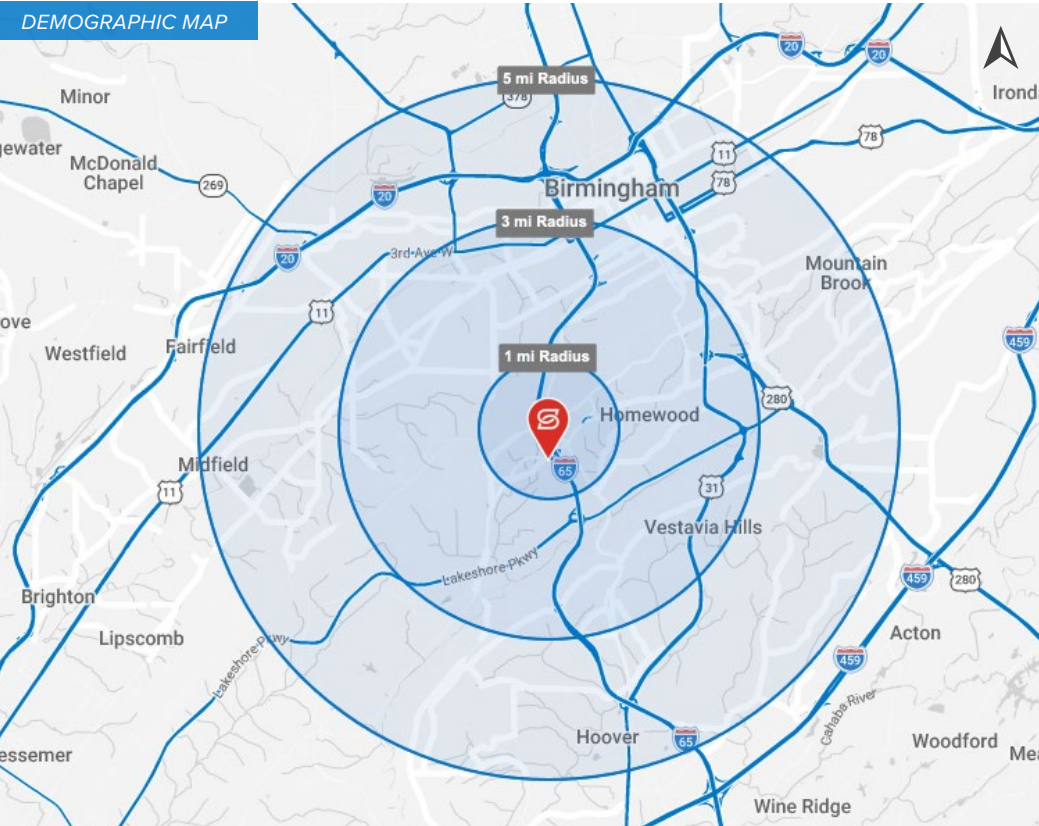
DRONE PHOTOS

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2025 DEMOGRAPHICS

