



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PATCHWORK FARMS

3040 Healthy Way · Birmingham, AL 35243



FEATURED TENANTS



LEASING AGENT
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PROPERTY HIGHLIGHTS

- Premier location easily accessible from the interstecstion of Interstate 459 and Hwy. 280, which boasts combined traffic counts of more than 180,000 VPD and is the most trafficked intersection in Alabama
- Dynamic tenant lineup which includes Publix, Fleet Feet Sports, GNC, O’Henry’s Coffee, and St. Vincent’s Healthcare
- Located near Birmingham’s only Lifetime Fitness, which boasts more than 12,000 members drawing from the entire Birmingham MSA
- Proximate to 1,000 new residential units built since 2016 in the half-mile radius surrounding the property

POPULATION

3 mile	49,442
5 mile	142,277
10 mile	407,051

DAYTIME POPULATION

3 mile	53,482
5 mile	166,771
10 mile	541,231

DEMOGRAPHICS



HOUSEHOLDS

3 mile	21,731
5 mile	59,184
10 mile	172,064

AVG HH INCOME (\$)

3 mile	150,029
5 mile	149,087
10 mile	115,253

MED HH INCOME (\$)

3 mile	91,492
5 mile	91,790
10 mile	68,384



31

459

59

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

20

65

20

459

20

BIRMINGHAM

CRESTLINE

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

65

VESTAVIA HILLS

31

PATCHWORK FARMS

SHOAL CREEK

HOOPER

65

459

MEADOWBROOK

280

20

459

CHELSEA

280

65



AREA MAP

Downtown Business District

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
Students: 22,000+

LANE PARKE
jenie's MELT
Greenwise
UNIVERSITY STUDENT POSTAL SERVICE
UNIVERSITY OF ALABAMA

Samford University
Students: 5,783

THE SUMMIT
LENSCRAFTERS WILLIAMS-SONOMA
TORY BURCH LOUIS VUITTON francesca's
SEPHORA west elm ULTA
lululemon SOMA Buckle J.Jill
LOFT ATHLETA
Bath&BodyWorks RACK
TRADER JOE'S Saks Fifth Avenue POTTERY BARN
VICTORIA'S SECRET chico's TALBOTS URBAN OUTFITTERS
WELLS FARGO Apple ANN TAYLOR RH belk AMC
BARNES&NOBLE

BROOK HIGHLAND
Durlington BEST BUY five BELOW
SALLY BEAUTY ULTA ASHLEY
petco Michaels LOWE'S HomeGoods

HOMEWOOD COMMONS
ROSS MILO'S
CITI TRENDS Dirt Cheap Planet Fitness

BROOKWOOD VILLAGE
J.P.S.A. BANK Starbucks target THE FRESH MARKET
MATTRESS FIRM

280 STATION
State Farm EYEMART EXPRESS
DUNKIN' SUBWAY
Budget bed & express

VESTAVIA CITY CENTER
Orangetheory FITNESS FIRST WATCH
HOTWORX 34 HOUR INFRARED FITNESS STUDIO
crumbl cookies Planet Fitness
DOLLAR TREE Great Clips

PATCHWORK FARMS
STRETCH ZONE OHENRY'S COFFEES
Great Clips KUMON
Publix FLEET FEET

WILDWOOD CENTRE
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGASSES
HIBBETT SPORTS K&G FASHION SUPERSTORE HOBBY LOBBY

RIVER RIDGE
Academy SPORTS+OUTDOORS
Marshalls WORLD MARKET
Bowlers target BUFFALO WILD WINGS
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

VILLAGE AT LEE BRANCH
Publix GOLF GALAXY
DICK'S SPORTING GOODS EUROPEAN CENTER SUPERCUTS
TANERA

RIVERCHASE GALLERIA
TORRID francesca's HIBBETT SPORTS Rainbow
carter's HOLLISTER H&M EXPRESS
rue21 OLD NAVY LANE BRYANT Bath&BodyWorks
SEPHORA JCPenney belk LENS CRAFTERS
Chick-fil-A THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE macy's
Buckle B FOREVER 21 HOT TOPIC aerie

INVERNESS HEIGHTS MARKET
TJ-MAXX PETSMART
LENSCRAFTERS

VILLAGE AT LEE BRANCH II
South TAZIKI'S
SportClips HOTWORX
amc HOBBY LOBBY

COSTCO WHOLESALE

AREA MAP



PATCHWORK FARM



Brookwood Baptist Medical Center
Brookwood Baptist Health

Shops at the Colonnade
Edgar's
taziki's
MOOYAH
Ari's

280

SURIN 280
Birmingham, Alabama

SALTGRASS
STEAK HOUSE

Highlands College

Slice

SANTOS
WEISS
DENTAL
NOXI
TINA AND SUSHI RESTAURANT

LIFETIME FITNESS

The Heavenly DONUT Co.

Aspire C

RLC
RESORT LIFESTYLE COMMUNITIES
Cahaba Ridge



CRAWFORD SQUARE
REAL ESTATE ADVISORS

CALDWELL MILL RD

Publix Supermarkets
45,600 SF

E1
Phenix Salon
4,800 SF

E5
Great Clips
1,200 SF

E7
GNC Store
1,200 SF

E6
Beaute Nail Spa
1,200 SF

E8
City Bowls
1,200 SF

B1
St. Vincent's
Primary Care
3,600 SF

B4
Therapy
South
2,400 SF

B7
Alabama Sleep
Therapy
3,600 SF

B6
Stretch Zone
1,200 SF

B10
Kumon Learning Center
1,200 SF

B11
Available
1,200 SF

B12
Smoothie King
1,200 SF

C1
Fleet Feet
3,600 SF

C4
Baha Grill
2,400 SF

D1
O'Henry's
Coffee Co.
2,400 SF

D3
Sage Dental
3,600 SF

HEALTHY WAY