



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER RIDGE

4606 US-280 · Birmingham, AL 35242



FEATURED TENANTS



LEASING AGENT
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PROPERTY HIGHLIGHTS

- Located at a signalized intersection on the major retail corridor Highway 280 with over 90,000 vehicles per day
- Newly renovated Target which draws customers from approximately 50 miles
- Nearby demand drivers include Grandview Medical Center, Southern Company and Lifetime Fitness
- New Marshalls opening June 2024 and Academy Sports & Outdoors opening November 2024

POPULATION

3 mile 48,518
5 mile 107,374
10 mile 368,731

DAYTIME POPULATION

3 mile 56,109
5 mile 123,884
10 mile 502,354

DEMOGRAPHICS



HOUSEHOLDS

3 mile 22,120
5 mile 43,993
10 mile 156,521

AVG HH INCOME (\$)

3 mile 138,705
5 mile 165,444
10 mile 120,088

MED HH INCOME (\$)

3 mile 91,000
5 mile 104,952
10 mile 72,730



31

59

459

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT



20

20

20

65

20

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMEWOOD

280



THE SUMMIT

VESTAVIA HILLS

31

459



RIVER RIDGE

65

20

HOOVER

65

MEADOWBROOK

280

SHOAL CREEK

20

459

65

280

CHELSEA



AREA MAP

Downtown Business District

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



Samford University
Students: 5,758

HOMEWOOD COMMONS



BROOKWOOD VILLAGE



THE SUMMIT



BROOK HIGHLAND



WILDWOOD CENTRE



VESTAVIA CITY CENTER



PATCHWORK FARMS



280 STATION



RIVERCHASE GALLERIA



RIVER RIDGE



INVERNESS HEIGHTS MARKET



VILLAGE AT LEE BRANCH



VILLAGE AT LEE BRANCH II



AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Looney Gap



GRANDVIEW
MEDICAL GROUP



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



Bowlers



RIVER RIDGE



INVERNESS HEIGHTS
TJ-MAXX
PETSMART

BROOK HIGHLAND
LOWE'S Burlington
petco five BELOW
Michaels TWH SPROUTS FARMERS MARKET
HomeGoods BEST BUY

INVERNESS VILLAGE
palm beach tan AT&T
Starbucks FRESH Walgreens

INVERNESS PLAZA
The UPS Store UPS
PGA TOUR SUPERSTORE metro diner

INVERNESS CORNERS
Winn-Dixie pure barre
KOHLS Orangetheory

Fletcher Estate Lake

Heather

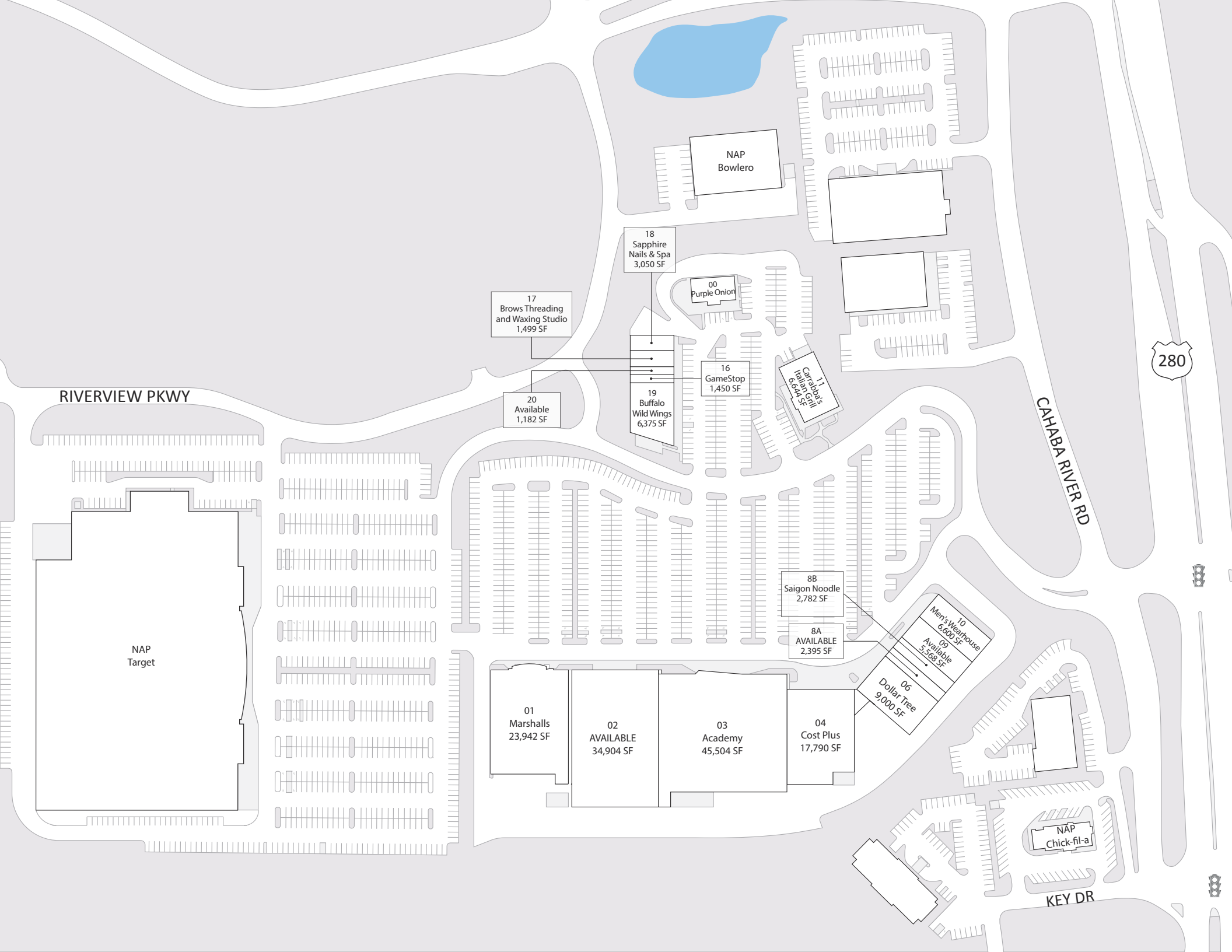
Bailey Gap

U.S. Hwy 280

Brook Highland

Cahaba River

Cahaba Rv



RIVERVIEW PKWY

NAP
Target

NAP
Bowlero

18
Sapphire
Nails & Spa
3,050 SF

00
Purple Onion

16
GameStop
1,450 SF

11
Chick-fil-a
6,644 SF

19
Buffalo
Wild Wings
6,375 SF

17
Brows Threading
and Waxing Studio
1,499 SF

20
Available
1,182 SF

8B
Saigon Noodle
2,782 SF

8A
AVAILABLE
2,395 SF

10
Men's Wearhouse
6,600 SF

09
Available
5,568 SF

06
Dollar Tree
9,000 SF

01
Marshalls
23,942 SF

02
AVAILABLE
34,904 SF

03
Academy
45,504 SF

04
Cost Plus
17,790 SF

NAP
Chick-fil-a

CAHABA RIVER RD

280

KEY DR