



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER RIDGE

4606 US-280 · Birmingham, AL 35242



FEATURED TENANTS



LEASING MANAGER
ERIK SCHATZ +1(205) 307-5990
erik@crawfordsq.com

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

BIRMINGHAM

459

20

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

RIVER RIDGE

VESTAVIA HILLS

65

31

459

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

CHELSEA

280

65



459

AREA MAP

Downtown Business District

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

LANE PARKE

Samford University
Students: 5,758

THE SUMMIT

HOMWOOD COMMONS

BROOK HIGHLAND

BROOKWOOD VILLAGE

280 STATION

VESTAVIA CITY CENTER

PATCHWORK FARMS

WILDWOOD CENTRE

RIVERCHASE GALLERIA

RIVER RIDGE

VILLAGE AT LEE BRANCH

INVERNESS HEIGHTS MARKET

VILLAGE AT LEE BRANCH II

COSTCO WHOLESALE

AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS
Looney Gap



280

GRANDVIEW
MEDICAL GROUP

384

Bowlers

TARGET

RIVER RIDGE

Fletcher
Estate Lake



Arbys

McDonald's

TACO BELL

280 STATION
Budget EYEMART EXPRESS
DUNKIN' SUBWAY State Farm
best express

PAPA JOHN'S

G

ALDI

Chick-fil-e

new balance

280

THE SHAW'S
DISCOUNT

INVERNESS HEIGHTS
TJ-MAXX
PETSMART

BROOK HIGHLAND
LOWE'S Burlington
petco FIVE BELOW
Michael's TWH SPROUTS
FARMERS MARKET
HomeGoods BEST BUY

INVERNESS VILLAGE
palm beach tan AT&T
Starbucks FRESH Walgreens

INVERNESS PLAZA
The UPS Store
PGA TOUR SUPERSTORE metro
diner

INVERNESS CORNERS
Winn-Dixie pure barre
KOHLS ofangetheory

Lake Dixie

Brook H

Cahaba River

Center Pkwy

WY-280

Alleydale Rd

Bailey Gap

Brook High

U.S. Hwy-280

Heather

RIVERVIEW RD

RIVER RIDGE - BIRMINGHAM, AL

RIVERVIEW PKWY

280

CAHABA RIVER RD

KEY DR

NAP Bowlero

18 Sapphire Nails & Spa 3,050 SF

17 Brows Threading and Waxing Studio 1,499 SF

00 Purple Onion

16 GameStop 1,450 SF

Caribbean Italian Grill 1,614 SF

20 Available 1,182 SF

19 Buffalo Wild Wings 6,375 SF

8B Saigon Noodle 2,782 SF

8A AVAILABLE 2,395 SF

Men's Warehouse 10,000 SF
09 Available 5,595 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 Target

NAP Chick-fil-a



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