



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER RIDGE

4606 US-280 · Birmingham, AL 35242



FEATURED TENANTS



LEASING MANAGER
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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
- Marshalls opened in August 2024 and Academy Sports & Outdoors opened in October 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

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

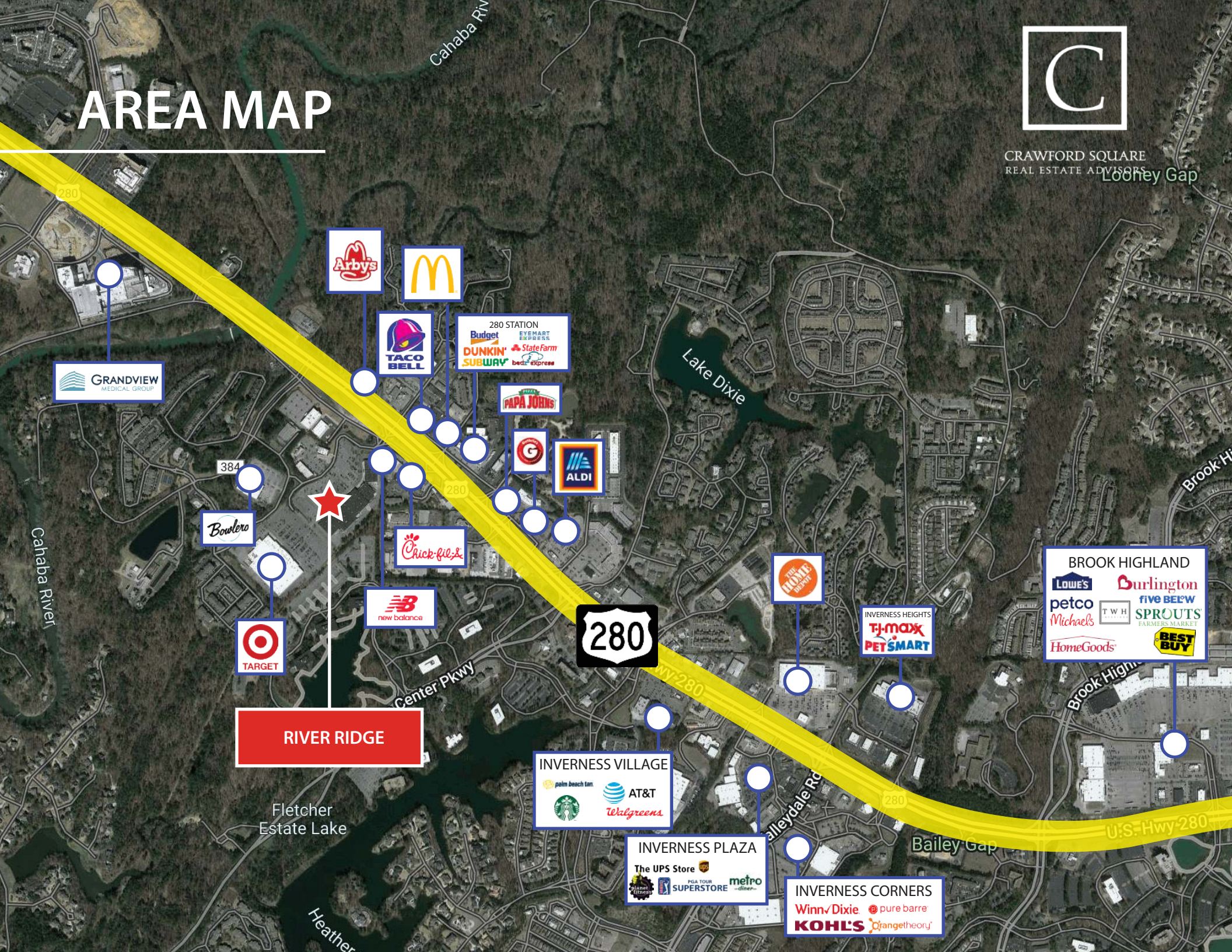
VILLAGE AT LEE BRANCH II

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

Center Pkwy

INVERNESS VILLAGE
palm beach tan AT&T Starbucks Walgreens

INVERNESS PLAZA
The UPS Store PGA TOUR SUPERSTORE metro diner

THE BAKERY'S BOUTIQUE

INVERNESS HEIGHTS
T.J. MAXX PETSMART

Alleydale Rd

US Hwy 280

INVERNESS CORNERS
Winn-Dixie pure barre KOHL'S Orangetheory

Lake Dixie

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

Brook High

Bailey Gap

US Hwy 280

Cahaba River

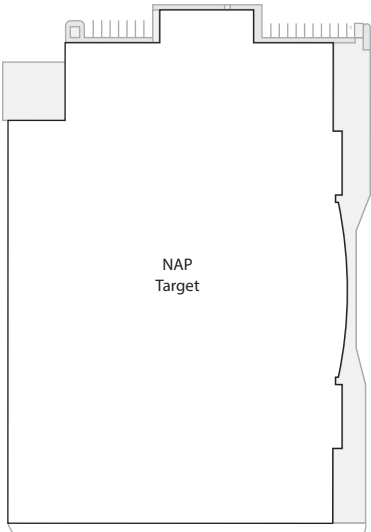
Cahaba RN

Heather

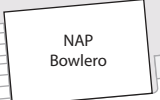


CAHABA RIVER RD

RIVERVIEW PKWY



NAP Target



NAP Bowlero



18 Sapphire Nails & Spa 3,050 SF



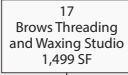
00 Purple Onion



16 GameStop 1,450 SF



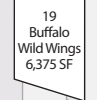
Carabba's Italian Grill 1,614 SF



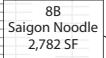
17 Brows Threading and Waxing Studio 1,499 SF



20 Hair by Kim 1,182 SF



19 Buffalo Wild Wings 6,375 SF



8B Saigon Noodle 2,782 SF



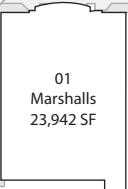
8A AVAILABLE 2,395 SF



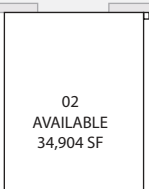
10 Men's Warehouse 6,000 SF Available 5,500 SF



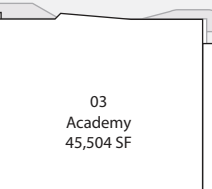
06 Dollar Tree 9,000 SF



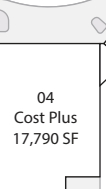
01 Marshalls 23,942 SF



02 AVAILABLE 34,904 SF



03 Academy 45,504 SF



04 Cost Plus 17,790 SF



NAP Chick-fil-a

