



CRAWFORD SQUARE
REAL ESTATE ADVISORS



THE HILL AT GRANTS MILL

5401-5415 Beacon Drive · Birmingham, AL 35210



FEATURED TENANTS



LEASING MANAGER
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PROPERTY HIGHLIGHTS

- Regional draw due to its proximity to I-20 and I-459
- Convenient location 4.5 miles from Birmingham-Shuttlesworth International Airport and 9 miles from Downtown Birmingham
- Strong consumer spending in the trade area with households spending 11.5% more on goods and services than the national average.
- Dense trade area with a 380,000+ population in a 10-mile radius
- 1.5 miles from newly constructed Publix shopping center that opened November 1, 2023

POPULATION		DEMOGRAPHICS	AVG HH INCOME (\$)		
3 mile	37,410			3 mile	96,311
5 mile	91,520	5 mile		118,648	
10 mile	383,950	10 mile		106,680	
DAYTIME POPULATION		HOUSEHOLDS		MED HH INCOME (\$)	
3 mile	38,212	3 mile	15,755	3 mile	58,339
5 mile	100,216	5 mile	37,645	5 mile	65,004
10 mile	510,294	10 mile	159,468	10 mile	62,035



GRANTS MILLS
STATION

BIRMINGHAM-
SHUTTLESWORTH
INTERNATIONAL
AIRPORT

IRONDALE

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMEWOOD

THE SUMMIT

VESTAVIA HILLS

SHOAL CREEK

HOOVER

MEADOWBROOK

CHELSEA

AREA MAP



UPTOWN AT THE BJCC

LANE PARKE

GRANTS MILL STATION

Downtown Business District

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

Samford University
Students: 5,783

THE SUMMIT

CHURCH OF THE HIGHLANDS

HOMWOOD COMMONS

BROOKWOOD VILLAGE

280 STATION

INVERNESS HEIGHTS MARKET

WILDWOOD CENTRE

PATCHWORK FARMS

BROOK HIGHLAND

RIVERCHASE GALLERIA

RIVER RIDGE

VILLAGE AT LEE BRANCH

VILLAGE AT LEE BRANCH II

AREA MAP



Crestwood Festival Center
NEW CHINA BUFFET
DOLLAR TREE THE HOME DEPOT THE HONEY BAKED Ham
SUSHI VILLAGE HERBALIFE NUTRITION
H&R BLOCK LOS ARCOS Mexican Restaurant

amazon



DOLLAR GENERAL



55,963 VPD

GRANTS MILL STATION

Cahaba Crossing
HEARTLAND AT&T
Publix Starbucks

Waffle House PANCHOS
SLEEP OUTFITTERS
American Deli Hungry Howie's

IRONDALE PUBLIC LIBRARY

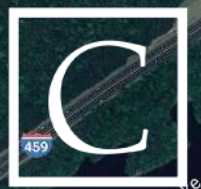
Publix

Eastwood Village
ASHLEY STEWART GameStop
ROSS DRESS FOR LESS Office DEPOT
Party City five BELOW
Walmart Michaels

Winn-Dixie

The Shops on Montevallo
PAPA JOHN'S
planet fitness
SUBWAY

Crestline Park



Drummond Lake
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