



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PATCHWORK FARMS

3040 Healthy Way · Birmingham, AL 35243



FEATURED TENANTS



LEASING MANAGER
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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



BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

59

459

20

65

20

459

20

BIRMINGHAM

CRESTLINE

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280



THE SUMMIT

VESTAVIA HILLS

31

PATCHWORK FARMS



65

SHOAL CREEK

HOOPER

65

459

MEADOWBROOK

280

20

CHELSEA

280

65



N

459

AREA MAP

Downtown Business District

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

LANE PARKE
jenie's MELT SOLLY LUNA
LAFFALO'S TACO UNIT 2014
Greenwise UNIVERSITY STUDENT POSTAL SERVICE

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 HEI aerie
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

Samford University
Students: 5,783

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

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

VESTAVIA CITY CENTER
Orangetheory FITNESS FIRST WATCH
HOTWORX 24 HOUR INFRARED FITNESS STUDIO AMC Starbucks Panera
crumbl cookies Planet Fitness EUROPEAN WALK CENTER
DOLLAR TREE Great Clips

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

WILDWOOD CENTRE
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGASSES
HIBBETT SPORTS K&G FASHION SUPERSTORE T HOBBY LOBBY

RIVER RIDGE
Marshall's Academy SPORTS & OUTDOORS
Bowlero target BUFFALO WILD WINGS
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

VILLAGE AT LEE BRANCH
Publix GOLF GALAXY
DICK'S SPORTING GOODS EUROPEAN WALK 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 3 FOREVER 21 HOT TOPIC aerie

INVERNESS HEIGHTS MARKET
TJ-MAXX PETSMART
LENSCRAFTERS

VILLAGE AT LEE BRANCH II
South TAZIKI'S
amc SportClips HOBBY LOBBY
HOTWORX 24 HOUR INFRARED FITNESS STUDIO

COSTCO WHOLESALE

AREA MAP



PATCHWORK FARMES



Shops at the Colonnade

- Edgar's
- taziki's
- MOOYAH

Brookwood Baptist Medical Center
Brookwood Baptist Health

Arri's
STEAKHOUSE, BARBECUE, ITALY & WINE HOUSE

SURIN 280
Birmingham, Alabama

SALTGRASS
STEAK HOUSE

SANTOS
WEISS
NORI
THE AND SUSHI RESTAURANT

Slice
PIZZA PASTA

Highlands College

LIFETIME FITNESS

The Heavenly DONUT Co.
Birmingham, AL

Aspire C

RLC
RESORT LIFESTYLE COMMUNITIES
Cahaba Ridge



CRAWFORD SQUARE
REAL ESTATE ADVISORS

CALDWELL MILL RD

HEALTHY WAY

