



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
- Painted Tree & Boutiques coming soon

## 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

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VESTAVIA HILLS

RIVER RIDGE

31

459

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

CHELSEA

280

459

65





# AREA MAP

**Downtown Business District**

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

**LANE PARK**

jenie's MELT  
 SUGA SODA LOCAL TACO  
 GREENWISDOM  
 UNITED STATES POSTAL SERVICE  
 BUC

**THE SUMMIT**

LENSCRAFTERS WILLIAMS-SONOMA  
 TORY BURCH LOUIS VUITTON francesca's  
 SEPHORA west elm ULTA  
 lululemon SOMA Buckle  
 LOFT ATHLETA  
 Bath&BodyWorks TRADER JOE'S Saks Fifth Avenue POTTERY BARN  
 VICTORIA'S SECRET chico's TALBOTS URBAN OUTFITTERS  
 WELLS FARGO ANN TAYLOR RH belk amc  
 BARNES & NOBLE

**BROOK HIGHLAND**

Burlington BEST BUY five BEL'W  
 SALLY BEAUTY ULTA ASHLEY  
 petco Michaels Lowe's HomeGoods

**HOMWOOD COMMONS**

CITITRENDS Republic Finance MILO'S  
 Dirt Cheap Planet Fitness

**Samford University**  
 Students: 5,758

**BROOKWOOD VILLAGE**

JPS A. BANK Starbucks target THE FRESH MARKET  
 MATTRESS FIRM

**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 J&J EUROPEAN WAX 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 & EYEGLASSES  
 HIBBETT SPORTS K&G FASHION SUPERSTORE T HOBBY LOBBY

**RIVER RIDGE**

Marshalls Academy WORLD MARKET  
 Boulero target WILD WINGS  
 CARRABBA'S ITALIAN GRILL PAINTED TREE BOUTIQUES  
 MEN'S WEARHOUSE

**VILLAGE AT LEE BRANCH**

Publix GOLF GALAXY MOE'S BELL CITY SOAP  
 DICK'S SPORTING GOODS EUROPEAN WAX CENTER SUPERCUTS Panera

**RIVERCHASE GALLERIA**

TORRID francesca's HIBBETT SPORTS Rainbow  
 carter's HOLLISTER H&M EXPRESS  
 rue21 OLD NAVY LANE BRYANT Bath&BodyWorks  
 SEPHORA JCPenney belk LENCRAFTERS  
 Chick-fil-ah THE CHILDREN'S PLACE VICTORIA'S SECRET macy's  
 AÉROPOSTALE  
 Buckle FOREVER 21 HOT TOPIC aerie

**INVERNESS HEIGHTS MARKET**

TJ-MAXX PETSMART  
 LENCRAFTERS

**VILLAGE AT LEE BRANCH II**

South TAZIKI'S H&M  
 amc SportClips HOTWORX HOBBY LOBBY

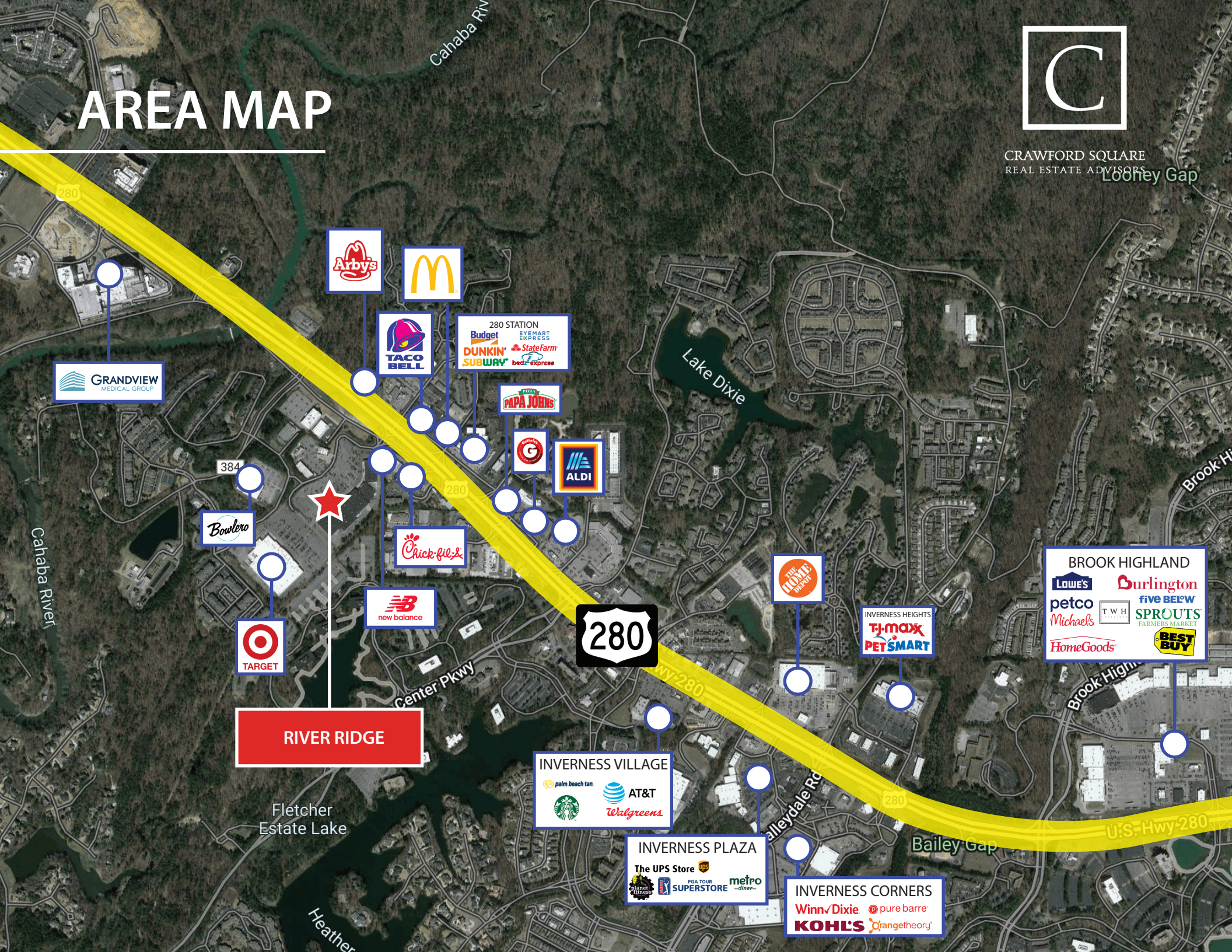
**COSTCO WHOLESALE**



# AREA MAP



CRAWFORD SQUARE  
REAL ESTATE ADVISORS  
Looney Gap



280

GRANDVIEW  
MEDICAL GROUP

384

Bowlero

TARGET

RIVER RIDGE

Fletcher  
Estate Lake



Arbys

McDonald's

TACO BELL

280 STATION  
EYEMART EXPRESS  
DUNKIN' SUBWAY State Farm  
beds Express

PAPA JOHN'S

G

ALDI

Chick-fil-A

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 ECONOMY Diner

INVERNESS HEIGHTS  
T.J. MAXX PETSMART

Alleydale Rd

INVERNESS CORNERS  
Winn-Dixie pure barre  
KOHLS orangetheory

Lake Dixie

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

Brook High

Bailey Gap

U.S. Hwy 280

Cahaba River

Cahaba RN

Heather



