



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

3 mile	37,410
5 mile	91,520
10 mile	383,950

DAYTIME POPULATION

3 mile	38,212
5 mile	100,216
10 mile	510,294

DEMOGRAPHICS



HOUSEHOLDS

3 mile	15,755
5 mile	37,645
10 mile	159,468

AVG HH INCOME (\$)

3 mile	96,311
5 mile	118,648
10 mile	106,680

MED HH INCOME (\$)

3 mile	58,339
5 mile	65,004
10 mile	62,035



GRANTS MILLS
STATION

BIRMINGHAM-
SHUTTLESWORTH
INTERNATIONAL
AIRPORT

IRONDALE

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMEWOOD

THE SUMMIT

VESTAVIA HILLS

HOOVER

MEADOWBROOK

SHOAL CREEK

CHELSEA



UPTOWN AT THE BJCC
Cantina Southern Kitchen + Bar
SANTOS
K&J'S
MueShots
Grill & Bar

Downtown Business District
Walmart
sam's club

LANE PARKE
jen's
MELT
SOL Y LUNA
UNITED TACO
UNITED STATES POSTAL SERVICE
GreenWise

GRANTS MILL STATION
GUS'S HOT DOGS
FARMERS INSURANCE
Pickers

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

CHURCH OF THE HIGHLANDS
Mercedes-Benz
BMW
Audi
Land Rover

INVERNESS HEIGHTS MARKET
TJ-MAXX
PETSMART
LENSCRAFTERS

BROOK HIGHLAND
five BELOW
ASHLEY
BEST BUY
Durlington
SALLY BEAUTY
petco
ULTA
HomeGoods
Michaels
Lowe's

VILLAGE AT LEE BRANCH
Publix
GOLF GALAXY
DICK'S SPORTING GOODS
EUROPEAN WALMART CENTER
SUPER CUTS
Panera Bread

VILLAGE AT LEE BRANCH II
South
Taziki's
HOTTWORX
SportClips
HOBBY LOBBY

RIVER RIDGE
Marshalls
Academy Sports + Outdoors
Bowlero
target
WORLD MARKET
CARRABBA'S ITALIAN GRILL
MEN'S WEARHOUSE

PATCHWORK FARMS
STRETCH ZONE
HENRY'S COFFEES
Great Clips
KUMON
publix
FLEET FEET

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

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

RIVERCHASE GALLERIA
TORRID
francesca's
HIBBETT SPORTS
Rainbow
carter's
HOLLISTER
H&M
EXPRESS
rue21
OLD NAVY
LANE BRYANT
Bath & Body Works
SEPHORA
JCPenney
belk
LENSCRAFTERS
macy's
Chick-fil-A
THE CHILDREN'S PLACE
VICTORIA'S SECRET
AÉROPOSTALE
Buckle
FOREVER 21
HOTTOPIC
aerie

HOMWOOD COMMONS
CITI TRENDS
ROSS DRESS FOR LESS
MILO'S

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

Samford University
Students: 5,783

LANE PARK
4th Ave N
6th Ave N
3rd Ave N
1st Ave N
3rd Ave S
6th Ave S
10th Ave S
24th St N
24th St S
3rd Ave W
6th Ave W
17th St SW
Dennison Ave SW
Pearson Ave SW
24th St SW
Tuscaloosa Ave
Green Springs Hwy
Broadway St
Sauls Rd
Shade Rd
Alford Ave
Columbiana Rd
Lomax Rd
Wisteria Dr
Old Rocky Ridge Rd
Caldwell Mill Rd
Valleydale Rd
Hugh Daniel Dr
Le Rd
Grants Mill Rd
Overton Rd
Belmont Rd
Old Leads Rd

Map Labels:
US Hwy 280
US Hwy 459
US Hwy 65
US Hwy 31
Cahaba River Rd
Montclair Rd
Euclid Ave
Stone River Rd
Liberty Pkwy
Lake Purdy

Map Scale:
0 1 2 Miles

Map Legend:
Yellow lines: Major roads
Blue lines: Water bodies
Green lines: Parks and green spaces

Map Notes:
This map is a representation of the Birmingham, Alabama area. It is not a legal document. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

AREA MAP



Crestwood Festival Center
NEW CHINA BUFFET



DOLLAR TREE



ESTD 1937
THE HONEY BAKED Ham



HERBALIFE NUTRITION

H&R BLOCK

LOS ARCOS
Mexican Restaurant

amazon



DOLLAR GENERAL



Cahaba Crossing
HEARTLAND
Publix
AT&T
Starbucks

IRONDALE PUBLIC LIBRARY

GRANTS MILL STATION

WAFFLE HOUSE
PANCHOS
SLEEP OUTFITTERS
American Deli
Hungry Howie's

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
CRAWFORD SQUARE
REAL ESTATE ADVISORS



THE HILL GRANTS MILL - IRONDALE, AL

BEACON DR

GRANTS MILL RD



21
Irondale Pickers
118,797

OP 4

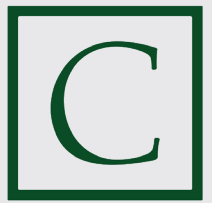
OP 3

NAP
Grants Mill
Animal Hospital

NAP
HotSpot
Irondale

1
Available
66,000

101 I AM LOVE Fitness Training 4,268	115 Available 4,800	123 Irondale Police Department 3,600	129 Available 1,300	133 Available 1,300	141 Eagle's Nest 1,300	143 Marty's Mutt's 2,600	151 Deja Ray 2,000	153 Available 2,000	161 Available 2,195	165 Southern Sash Window & Doors 1,400
125 Available 1,950	127 Available 1,300	131 Division 1 Barber 1,300	135 Available 2,600	139 Gus' Hot Dog 1,300	149 Available 1,600	157 Available 1,975	163 Available 1,400			



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