



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER RIDGE

4606 US-280 · Birmingham, AL 35242



FEATURED TENANTS



LEASING MANAGER

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LEASING ASSOCIATE

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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 opening in August 2025

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

459

59

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

20

20

65

20

459

BIRMINGHAM

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

20

VESTAVIA HILLS

65

31

459

RIVER RIDGE

SHOAL CREEK

HOOPER

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 PARKE

jenie's MELT
 SUGA SUGA
 WOODS TACO
 UNITE
 GREENWISE
 UNITED STATES POSTAL SERVICE
 CROP SOURCE

Samford University
 Students: 5,758

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

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 BUFFALO 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-A THE CHILDREN'S PLACE VICTORIA'S SECRET macy's
 AÉROPOSTALE
 Buckle FOREVER 21 HOT TOPIC aerie

INVERNESS HEIGHTS MARKET

TJ-MAXX PET SMART
 LENCRAFTERS

VILLAGE AT LEE BRANCH II

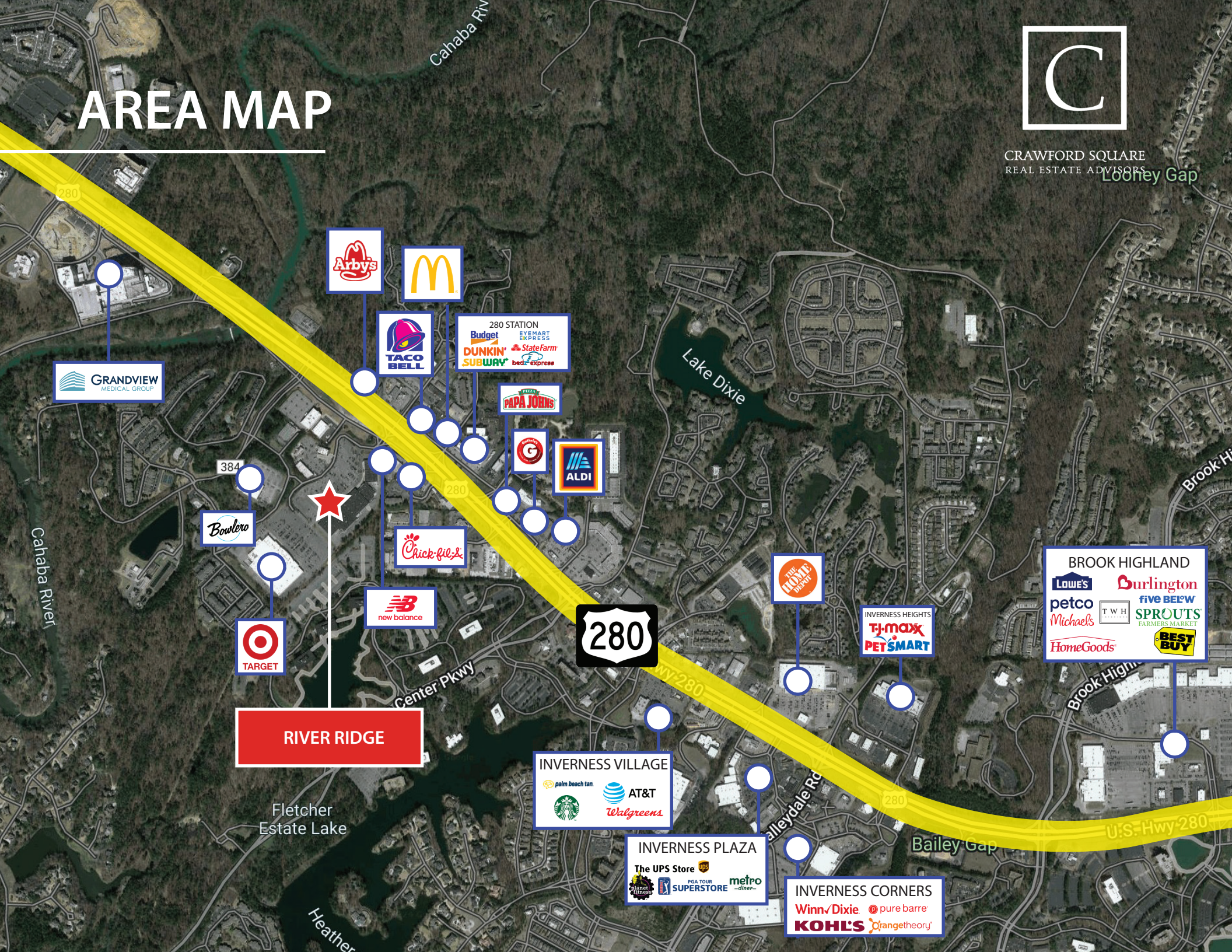
South TAZIKI'S H&M
 amc SportClips HOTWORX HOBBY LOBBY

COSTCO WHOLESALE

AREA MAP



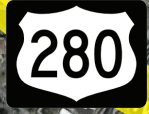
CRAWFORD SQUARE
REAL ESTATE ADVISORS
Looney Gap



280

384

280



RIVER RIDGE



Fletcher Estate Lake

Heather

Bailey Gap

U.S. Hwy 280

Cahaba RN

Cahaba River

Lake Dixie

Brook H

Brook High

Alleydale Rd



CAHABA RIVER RD

LEASED
 AVAILABLE

RIVERVIEW PKWY

NAP Target

01 Marshalls 23,942 SF

02 Painted Tree 34,904 SF

03 Academy 45,504 SF

04 Cost Plus 17,790 SF

17 Brows Threading and Waxing Studio 1,499 SF

20 Hair by Kim 1,182 SF

18 Sapphire Nails & Spa 3,050 SF

19 Buffalo Wild Wings 6,375 SF

NAP Bowlero

00 America's Thrift Donation Center

16 GameStop 1,450 SF

8B Saigon Noodle 2,782 SF

8A Available 2,395 SF

Caribbean Hair Salon

10 Men's Warehouse 6,000 SF

09 Available 2,550 SF

06 Dollar Tree 9,000 SF

